

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
14 JANUARY 2014**

Agenda Item	5.5
Report No	PLN/006/14

**13/03673/FUL : Hub North Scotland Ltd
Wick North Primary School Girnigoe Street Wick**

Report by Area Planning Manager

SUMMARY

Description : Erection of 387 place primary school with office, library, dining & sports facilities, a 3-classroom ASN facility & 90 place nursery with full hard & soft landscaping including sports pitches, MUGA, car parking access from Ackergill Street & drop off zone along Girnigoe Street

Recommendation - GRANT

Ward : 03 - Wick

Development category : Major Development

Reason for referral to Committee: An objection from the Royal Burgh of Wick Community Council.

1. PROPOSED DEVELOPMENT

- 1.1 The application is in detail for the construction of a new primary school and associated nursery, with ancillary library, dining and sports facilities and car parking.
- 1.2 The new school and community facility are to be built on part of the existing playing fields serving the Wick North Primary School. It will result in the merging of the existing Wick North Primary and Hillhead Primary into one new school on the Wick North Primary campus. Consolidation of the two north of the river primary schools into one new building will ensure that the local community have access to modern facilities and resources capable of meeting the demands of the community.
- 1.3 The existing North Primary School is located on the northern edge of the town between Ackergill and Girnigoe Streets. To the north of the school is open farmland and the Council's recycling facilities. North west of the school is the industrial estate and airport. The existing building is located to the north end of the site with playing fields to the south of it. The site generally slopes from north to south. The building is two storey, stone built with a slate roof. It is built on an east-west axis, with the main outlook from the building to the south over the playing fields.

- 1.4 Hillhead Primary School is approximately 600m southeast of the application site. It is also surrounded by housing to the west, south and east, with Hillhead farm to the north of its playing fields. The building is a modern single storey construction with a flat roof and dates from the 1970s.
- 1.5 The re-development of the facilities will be managed such that the new building is constructed and then pupils are re-located. The existing North Primary school would then be demolished and that area would then be re-developed to parking space and a multi use games area (MUGA) for the new school. The existing Hillhead Primary School buildings would be left *in situ* with their re-development being for future application(s) to assess.
- 1.6 It should be noted that Wick South Primary, Pulteneytown Academy (Primary) and Wick High School are also to merge into one joint campus with one building. Planning permission for this (13/02238/FUL) was previously granted on 12.08.2013.
- 1.7 Extensive informal pre-application discussions have been undertaken with the applicants and their agents in order to clarify various technical aspects to the proposal prior to the submission of a planning application.
- 1.8 The developer has already publicised the proposed development through the statutory 12 week Pre-Application Notification Process to accord with the Pre Application Consultation requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. Public consultation events have been held at Wick Assembly Rooms in April 2013.
- 1.9 The developer has also entered into a voluntary **processing agreement** with the Planning Authority. This sets out key dates and information requirements in the assessment of the proposal and is considered good practice for Major category developments.
- 1.10 There is existing vehicular access to the site from the north end of Ackergill Street to the west near to its junction with Hill Avenue. Pedestrian access is from both Ackergill Street and Girnigoe Street to the east.
- 1.11 The application has been accompanied by a range of supporting documentation, with a range of plans, including elevation, floor, section, drainage, hard and soft landscaping, access and transport.

1.12 **Variations:** None.

2. SITE DESCRIPTION

- 2.1 The application has been accompanied by a detailed Design and Access Statement as required by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. This sets out the details of the proposal, examining the existing site, going through the design process, setting out options, identifying constraints and opportunities, and setting out the proposed design solution in the context of the site and surrounding area.

- 2.2 The area around the site is residential in character. There are trees on the northern site boundary, but the rest of the amenity space is set out to grass with some small trees along the western and eastern playing field site boundaries. The site boundary is defined by perimeter stone walls and more modern chain link security fencing.
- 2.3 The housing in the area is typical of much of the town, with local authority / ex-local authority two storey housing (stone/harl/slate) to the west and east and single story to the south at Henrietta Court.
- 2.4 The main public pedestrian entrance to the existing school is accessed from Ackergill Street; buses also drop off country pupils on Ackergill Street. There is a zebra crossing on Ackergill Street which is staffed by a lollipop patrol. At the start and end of the school day there can be moderate levels of traffic congestion for a short period of time on Ackergill Street. There is a school car park accessed from Ackergill Street.

3. PLANNING HISTORY

- 3.1 There is no recent relevant planning history to the site.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbour Notification – 04.10.2013, expiry 18.10.2013
Representation deadline : 18.10.2013

Timeous representations 0

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- Appropriateness of materials – See agent response to Royal Burgh of Wick representations in section 5.6
- Land take/design of car parking areas - See agent response to Royal Burgh of Wick representations in section 5.6

Non-material considerations - Number of pre-school children per class

5. CONSULTATIONS

- 5.1 **Contaminated Land Unit** : No comment (no objections).

- 5.2 **TEC Services - Area Lighting Engineer** : No objections. The lighting design shall meet the following minimum requirements:

- Lighting design should comply with the relevant BS5489 & EN 13201 Lighting class.
- Lighting design should be in accordance with the ILP guidelines on Obtrusive Light

- Lighting design to include an energy management plan and make use of modern techniques and technology
- Electrical design to comply with the current edition of BS7671
- The final lighting designs should be submitted for approval to the Area Lighting Engineer

5.3 **TEC Services – Flood Team (15.10.2013):** Additional information requested

5.4 **Historic Environment Team :** The existing school building is of historic interest as a large public building constructed just prior to the outbreak of the Second World War. The Royal Commission hold a comprehensive archive of original site plans, sections and elevations, including specifications for furnishings and the steel-framed windows, all dating to the mid-1930s. To complete the archive it is important that a full and detailed set of photographs, principally related to the outside of the building, are taken prior to any consented demolition.

5.5 **HIAL :** Our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for Wick John O’Groats Airport.

5.6 **Royal Burgh of Wick Community Council (3.11.2013, 28.11.2013, 3.12.2013, 5.12.2013):**

Design indicates an extremely depressing dark grey exterior for the school. Have the designers consulted school children over what colour the new school should be? The 3-dimensional rendering plan provides a more comprehensive understanding of the material and tonal variation. However, the submissions only hint at the visual impact of the sport hall. Therefore, we still have concerns that the sports hall facility presents a large expanse of uninterrupted vertical surfaces in the mid grey tones proposed.

Aware of how timber cladding colouration and condition degrades over time in our locality. We suggest that the architects’ maintenance regime proposals should include for monitoring of timber cladding degradation and appropriate remedial measures are identified to ensure the design intent colouration is retained throughout the school lifecycle as represented on planning submittals.

The car park and service areas utilise up to 1/3 of the total site. The car park seems to provide an extremely inefficient use of available space and costly configuration. Why waste space and expense providing trees in a car park where the space remains unused for 99.9% of the time (cars do not appreciate trees, children do). Surely it would be better to have a car park where it could be used as a single space in its entirety for public use. Spend money on issues that will enhance the educational environment for children and green space and not for inanimate pieces of metal.

Disappointed at losing such a large expanse of the grassed area available to the project for use as a car park as this design philosophy activity encourages inefficient use of vehicles. Whilst it may not be within the Architects remit, the opportunity to minimise car park requirements by encouraging car sharing (or alternative means of transport) as a preferred environmental option is not being exercised to the full. We assume the viability of a ‘once through’ traffic flow ingress from Ackergill St and egress via Girnigoe St has been considered and discounted.

Whilst an enclosed courtyard initially appears attractive, have the designers previous experience indicative of usage / operational / availability / material issues with this type of facility proposed for Caithness climatic conditions (ie harsh marine environment). Recent re-roofing of Caithness General Hospital has proven extremely costly and disruptive. Has the proposed design considered lessons learned from this experience / environment / design life issue. We trust that the material specification will meet the performance design life and intent with minimal upkeep effort and lifetime cost as opposed to the recent Caithness General Hospital re-roof experience.

5.7 **Scottish Water : No objections.** Loch Calder Water Treatment Works currently has capacity to service this proposed development. The water network that serves the proposed development is currently able to supply the new demand. Wick Waste Water Treatment Works currently has capacity to service this proposed development. The waste water network that serves the proposed development is currently able to accommodate the new demand.

5.8 **SEPA :** No response received.

5.9 **SportScotland (08.10.2013) :** The existing school on the site has a grass playing field area, overall dimensions approximately 110m x 77m. The replacement school will have the following outdoor pitch areas: a 3G synthetic surface pitch, dimensions 60m x 40m, 2 grass pitches, dimensions of each 20m x 40m and a 90m running straight. While the area of playing pitches will be less than what is currently on the site, given the improved quality of pitches that will be available, the overall playing capacity of the pitches will be increased, as such, sportscotland has no objection to the application subject to the following conditions:

- The 60mx40m pitch will be surfaced with a 3G synthetic pitch.
- The grass and synthetic pitches will be designed and constructed by a recognised (e.g. SAPCA registered) specialist pitch contractor, details of contractor and pitches specification shall be submitted for the written approval of the council prior to the commencement of development.

In relation to Hillhead Primary School, it appears that this has a playing field area, I would highlight that if an alternative use is proposed for this site then pitch compensation is likely to be required and I would request that early contact is made with ourselves to discuss this.

5.10 **TEC Services (Roads) : No Objections.** The proposed car park and turning area will allow vehicles to use Hill Ave for both access and egress from the school. TEC Services intend to bring forward proposals for a road traffic order to make the narrow section of Ackergill Street one way north. This will have the following benefits:

- Widen the footways by narrowing the road to 3.5m
- Eliminate the poor pedestrian and vehicular visibility for southbound traffic
- Reduce traffic congestion especially at peak times

- Construct footway build outs onto Henrietta Street so that pedestrians crossing both roads can be seen by traffic and can see approaching vehicles.

Members will note that the traffic order will be progressed separately and independently from the planning process.

Various matters of technical detail to be agreed with developer e.g. crossing point locations, SuDS.

- 5.11 **TEC Services (Lighting Engineer)** : No detailed response received. Details of the lighting scheme for the school are matters which can be addressed by conditions.
- 5.12 **Caithness Disability Access Panel** – No response received

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place Making
34	Settlement Development Areas
51	Trees and Development
56	Travel
57	Natural Built and Cultural Heritage (Appendix 2 Local/Regional Importance)
58	Protected Species
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
74	Green Networks
75	Open Space
76	Playing Fields and Sports Pitches

6.2 Caithness Local Plan

Settlement
Boundary

A Amenity

S Special Uses

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

None

7.3 Scottish Government Planning Policy and Guidance

- **SportScotland** : Planning policy for the protection of playing fields

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

Settlement Development Boundary and Amenity Land

The proposal site lies within the settlement development boundary of Wick within the Caithness Local Plan. However, the Local Plan does not include plans for the replacement of the School. Within the settlement boundary as set out by the Local Plan, the **Special Uses** policy applies to the North Primary building with the **Amenity Area** policy applying to the playing fields.

The Special Uses policy notes that the Council “will expect other uses mainly of a community, service or tourist related nature to be maintained or developed where stated”, with the Amenity policy seeking to “safeguard those area from development not associated with the purpose or function”.

Development proposals may be supported if they are judged to be not significantly detrimental under the terms of this policy.

The policy framework of both the Highland Wide Local Development Plan and the Caithness Local Plan is considered to be supportive to the development of a school and community facility on the site. Accordingly, it is considered that the proposal broadly accords with the Development Plan for the area.

Members will note that the developer has entered into a processing agreement with the planning authority for the application as it is a major development.

8.4 **Material Considerations**

8.5 Description of what is being provided

- 8.6 The proposal does not involve the demolition or re-development of the existing Hillhead Primary School site. This would be subject to a further planning application.
- 8.7 The existing North Primary building is spread between Ackergill Street and Girnigoe Street.
- 8.8 The **new building** is positioned on the southern half of the existing school campus, to the south of the existing North Primary building on what are currently the playing fields.
- 8.9 The building is on an east-west axis and is single storey. It is laid out along a central north-south spine corridor, with two wings to the west and two to the east of the central spine. This staggering of the building provides two courtyard enclosed spaces, offering some shelter to pupils and providing outdoor space for activities.
- 8.10 The northern wing has a multi purpose hall, storage spaces, kitchen and dining room, and community room. The next wing coming down slope to the west side of the spine corridor has an internal courtyard space. This wing has the nursery rooms and infant classrooms. The two southern wings have the primary classrooms and additional support needs rooms. The central spine corridor has a library, staff room, offices, toilets, storage and circulation space.
- 8.11 The external materials are a palette of aluminium standing seam roof, frameless aluminium louvres and louvre doors (grey), timber cladding, polycarbonate walling and glass. There is an enclosed inner courtyard space in the western part of the building, with two other partially enclosed courtyard areas to the east and west sides of the building.
- 8.12 The outdoor space is split between two small grass football pitches and a running track to the south eastern corner of the site; and a MUGA to the north east corner; and also playground and activity space. The MUGA pitch will be available for community use outwith school hours and is to be floodlit. Careful consideration of the type and positioning of lighting will be required in order to limit any impact on neighbouring housing at Leith Walk with flooding lighting.
- 8.13 **SportScotland** have made detailed comments on the application and these are outlined at section 5.9. They have indicated that the outdoor space to be provided as part of the proposal is acceptable and meets the SportScotland guidelines. There are however matters of specific detail in relation to the internal configuration which do require adjustment and clarification.

- 8.14 To the north / northeast of the main building is the car park and drop off area. The entrance to this is located to the north of the existing vehicle entrance to the site. The building has various external doors, with the main entrances from the north and west. Cycle stands are located next to the north entrance. The car park will have 60 spaces and 6 additional disabled bays. The drop off zone would be to the east side of the car parking area and is separate from it. Pedestrian access points into the site are from Ackergill Street and three from Girnigoe Street. It is considered that appropriate safety barriers are required at these locations to prevent children leaving the site and running out onto the road. On Girnigoe Street it is proposed to have new on street parking spaces parallel to the road.
- 8.15 The existing janitors house which is on the northern part of the site would be demolished and its ground would be incorporated within the car parking area. The car park / drop off area within the school grounds is designed so as to separate both uses.
- 8.16 To the southwestern corner of the site is an environmental area with wetland area, native planting and path. Other external areas include an Additional Support Needs courtyard with pergola, benches, raised planters and sensory planting garden; a nursery play area with equipment; growing and composting area; outdoor dining space; cycle stands.
- 8.17 The site is to be enclosed by secure weldmesh fencing. This varies in height; 3m around the playing pitches and MUGA; and between 1.1m and 1.8m on the other boundaries. To the west of the proposed car parking on Ackergill Street there is to be decorative metal work, although the detailing of this is yet to be confirmed. This can be controlled by condition.
- 8.18 There will be a new HGV servicing access from Girnigoe Street. This will provide access into the energy centre area and to the school kitchen area. This will reduce the potential for vehicular conflict with the main access point where children are being dropped off / picked up.
- 8.19 The **building design** is modern and functional with little acknowledgement of architectural cues or materials traditionally found and used within Wick or Caithness. The building does little to convey a sense of place or belonging to the area through its design or choice of materials in a similar way to many other large development proposals. However, the building will provide a variety of modern, functional and adaptable spaces for the future of education provision from ages 3 to 12 within the northern part of Wick and the country catchment area; and it will also deliver modern community facilities for the wider public in the immediate area including a MUGA and community room. Such an investment in the future for the area is to be welcomed.
- 8.20 The application has identified that works will take place in five main **phases**:
1. Temporary playground (north east corner of the site), demolish existing janitor's house and community facility
 2. Construction of new school, energy centre and landscaping

3. Temporary car park on site of temporary playground and bus drop off formed. Opening of new school.
4. Demolition old school building, formation of main car park on site of old school building
5. Formation of MUGA to north east corner of site

8.21 To enable the functioning of the school during construction, conditions relating to the timing of works, phasing and management of construction traffic are suggested. There are already traffic calming measures on Ackergill Street with a part time 20mph speed limit. This is to be retained. Discussions are currently on-going with TEC Services on the development of a one way system on Ackergill Street, restricting traffic movements south onto Henrietta Street.

8.22 The site is to be connected into the **mains sewerage system** with a gravity connection

8.23 **Surface water drainage** design will be a new system up to the connection points with the existing public sewer. Therefore the design will adopt a separate surface and foul water system, connecting into the off-site combined public sewer. All drainage within the site will be a new system.

8.24 A **protected species survey** was undertaken of the site – bats, other mammals, birds. The survey concludes that no protected species or habitats are present on site.

8.25 The various matters raised by the Community Council relate to the choice and appropriateness of materials, some of the design features of the building (such as an internal courtyard space), parking and open space provision. Some of these details are subjective, such as appropriateness of material finishes; the developer has set out detailed reasons for their choice in the supporting documentation accompanying the application. The internal courtyard is considered to be a design feature of the building, providing an enclosed sheltered outdoor space for use by pupils. Parking and access provision are to current standards and a considerable improvement on the existing schools provision, with safe dedicated parking spaces and separation of this from a drop off zone for bused or car-transported pupils and staff. The large green fields to the south of the existing school will be built on; however, this will be offset by the provision of new purpose built and equipped facilities.

It is considered that the matters raised by the Community Council have been adequately addressed in the consideration of this application. Pertinent matters where relevant can be addressed where relevant.

8.26 **Other Considerations – not material**

None

8.27 **Matters to be secured by Section 75 Agreement**

None.

9. CONCLUSION

9.1 The proposal is considered to accord with the Development Plan policies. The development of the existing open space and pitches for a new school is considered to be an acceptable use of the site. Whilst there will be a loss of some of the existing pitches, there would still be a large area of recreational space available to the schools; and that this recreational space would be updated with modern facilities and equipment.

The development of the site will bring a modern school to provide nursery and primary provision to the north of Wick on one site, thus bringing symbiosis of function and use. It will also complete the upgrade of the school estate in Wick, which has recently benefitted from the approval of a new joint campus (3-18) plus community facilities on the site of Wick Academy / Pulteneytown Academy (Primary) on the south side of the river.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Approved** subject to the following conditions and reasons / notes to applicant:

1. No development or work including site clearance shall commence on site until the developer has submitted for the approval in writing of the Planning Authority an extensive **photographic record** of the remains of old buildings and / or other features affected by the proposed development, in accordance with the attached specification. No site clearance work shall take place until confirmation in writing has been received from the Planning Authority that the record made has been lodged and is satisfactory.

Reason : In order to provide a historic record of the building.

2. No development shall commence on site until the **details of the means of enclosure** of the western side of the car park facing onto Ackergill Street have been detailed in writing and on plan for the approval in writing of the Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: As no details have been provided and for the avoidance of doubt.

3. No development shall commence on site until the developer has submitted full written and plan details of the proposed **external within curtilage lighting** of the school, community facility, car parks and access paths for the approval in writing of the Planning Authority in consultation with the Area Lighting Engineer. The lighting design shall meet the following minimum requirements:

- Lighting design should comply with the relevant BS5489 & EN 13201 Lighting class.
- Lighting design should be in accordance with the ILP guidelines on Obtrusive Light
- Lighting design to include an energy management plan and make use of modern techniques and technology
- Electrical design to comply with the current edition of BS7671

The installation and commissioning of the approved lighting shall thereafter be implemented in full by the developer prior to the opening of the school, community facility and car parks. The floodlighting system for the amenity areas, sports pitches and car parks shall be fitted with an automatic cut-out timer to ensure that the system cannot operate outwith the hours of 2200 to 0800 (i.e. overnight).

For the avoidance of doubt, the lighting shall be designed so as to be vermin and bird proof.

Reason : In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

4. No development, including any demolition works, shall commence until a **Construction Method Statement** has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction; and
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason : In order to safeguard the amenity of neighbouring properties and occupants.

5 No development shall commence on site until the developer has submitted details in writing and on plan of **measures to reduce and minimise the nesting and roosting of birds** on the school and community facility for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority. For the avoidance of doubt the developer shall implement the development in accordance with the approved measures and prior to the first use of the school and community facility.

Reason: In the interests of amenity and for the avoidance of doubt.

6. No development shall commence on site until the developer has provided details in writing and on plan of:

- re-positioned long jump pit
- surfacing details of the MUGA
- size of the basketball/netball courts and surface finish
- detailed design and layout of the pool (including within pool steps to allow easy entry/exit), the changing rooms, toilets and shower areas including DDA compliant accessible changing unit, pool side storage, family changing cubicles, first aid room at poolside, staff base, area for hair dryers and mirrors, pool lane storage, pool cover, gates to stop babies and toddlers escaping into the pool
- measures to mitigate and reduce glare and reflection caused by the glazing along the full length of the south east elevation of the pool
- changing provision for first floor fitness suite
- pool viewing area - details of the seating deck spacing, repositioned wheelchair spaces with support helper seating
- outdoor changing units
- Doors with press-door buttons/powered doors

The development shall thereafter be undertaken in accordance with the approved details.

Reason: In order to clarify the details of the permission hereby granted.

7. A minimum of **10 grit bins** (installed on concrete or slabbed hard-standings) shall be provided by the developer within the application site prior to the first occupation of the development and at locations first approved in writing by the Planning Authority (in consultation with TECS Roads).

Reason : In order to ensure the safety and free flow of traffic on the public road.

8. All **car parking, access roads, footpaths and pavements** within the application site shall be completed in full and made available for use to the satisfaction of the Planning Authority in consultation with the Roads Authority before the first opening of the school and community facility. Thereafter all parking spaces shall be maintained for this use in perpetuity.

For the avoidance of doubt, no development shall commence on site until the developer has submitted a **Traffic Management Plan (TMP)** for the site for the approval in writing of the Planning Authority in consultation with the Roads Authority. The TMP shall include details of the construction traffic parking arrangements and construction compound location for the development site, including fencing as appropriate, as well as details of any Traffic Management required for the phased development of the site as a whole, including demolition works. The Traffic Management Plan shall include the following as a minimum:

- i) No deliveries to or from the site during school drop off / pick up times i.e. 08.30-09.15 and 15.00-16.00.
- ii) Measures to manage school parking along Girnigoe Street, Ackergill Street, Henrietta Street and Hill Avenue in the vicinity of the school to ensure road safety and free flow of traffic, including measures to mitigate any reduction in parking on these roads.
- iii) Proposals for liaison with Wick North Primary and Hillhead Primary parents, staff and pupils with regard to parking, traffic management and road safety issues.
- iv) Measures to ensure that construction deliveries, particularly HGV deliveries, shall be via the A99 Castletown Road and Hill Avenue only, or as may otherwise be agreed in exceptional circumstances with the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt there shall be no construction deliveries via Henrietta Street/Ackergill Street or Henrietta Street/Girnigoe Street/Glamist Road.
- v) Works for the demolition of Pulteneytown Academy (Primary).

The development shall thereafter be undertaken in accordance with the approved Traffic Management Plan and shall remain in place until the development is complete.

Reason: In the interests of pedestrian and road safety, to minimise traffic disruption in the immediate road network close to the site and for the avoidance of doubt.

9. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated **operating noise** does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason : In order to safeguard the amenity of neighbouring properties and occupants.

10. At no time during the re-development of the site shall any **noise** emanating from the site at any nearby noise sensitive premises exceed 5 dBA above existing background noise levels. No development shall commence on site until the

developer has submitted and had approved in writing by the Planning Authority in consultation with the Environmental Health Authority a noise assessment showing agreed existing background noise levels at existing noise sensitive properties.

Reason: In the interests of amenity.

11. **Construction** at the site shall be carried out only between the **hours** of 07:00 and 19:00 Monday to Friday inclusive; 0730 and 13:00 on Saturday; and not at all on a Sunday.

Reason: In the interests of amenity and for the avoidance of doubt.

12. Any **oil, fuel, lubricant or other potential pollutant** shall be handled on the site in such a manner as to prevent pollution of any water course or aquifer. For any liquid other than water, this shall include storage in suitable tanks, housed within a suitable bund or other means of enclosure to provide containment for 110% of the storage capacity of the tank and with no passive means of drainage. No development shall commence on site until the developer has submitted a detailed site plan for the approval in writing of the Planning Authority in consultation with SEPA showing the location of the fuel and oil storage area. All refuelling activities shall take place at the dedicated fuel and oil storage area, which shall have an impermeable floor. For the avoidance of doubt, the oil store shall be fitted with drip trays, and oil spill kits shall be provided by the developer and maintained on site at all times to the satisfaction of the Planning Authority. Any waste oils or lubricants shall thereafter be disposed of at an appropriate licensed waste facility by the developer to the satisfaction of the Planning Authority in consultation with SEPA.

Reason: In the interests of amenity.

13. The perimeter of the construction site and new access roads from Newton Road and Seaforth Avenue shall be enclosed by a suitable Heras type security site **fence** which shall be maintained in place until each area of the development has been completed and has been opened.

Reason: In the interests of amenity and public safety.

14. All **landscaping works** shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

15. The **trees** shown on the approved Tree Constraints Plan (3641_002 Rev A) docquetted hereto shall be protected to the satisfaction of the Planning Authority all in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time) prior to the commencement of any development on site. For the avoidance of doubt, none of these shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

16. **Weeds** on the site shall be treated by the developer as required to the satisfaction of the Planning Authority with weed killer or cut to prevent spreading within the site or to adjoining land during the period of consent.

Reason : In the interests of amenity.

17. The 60m x 40m 3G **pitch shall be surfaced** with a 3G synthetic pitch material, all to the satisfaction of the Planning Authority in consultation with sportscotland. For the avoidance of doubt, the grass and synthetic pitches shall be designed and constructed by a recognised (e.g. SAPCA registered) specialist pitch contractor. Full details of the pitches specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity, for the avoidance of doubt and as no details have been provided.

18. All **surface water drainage** provision within the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development. For the avoidance of doubt, foul drainage shall be undertaken in accordance with the measures set out in the Wick School and East Caithness Community Facility - Sustainable Drainage Plan dated 12 June 2013 (Rev01) docquetted hereto.

Reason: In order to ensure that the site is adequately drained and to safeguard property from flood risk.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Conditions: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Flood Risk: It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (of emanating from) the application site. As per Scottish Planning Policy, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Road Openings Permit / Road Construction Consent: you may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. Consent may also be required for any works impacting upon the road surface, the verge, drainage or any roadside footway or pavement.

These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from: <http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Traffic Calming Measures

Please note that the specific detail of any traffic calming measures must be discussed with the Council's TECS Roads, and may require separate consent from them, prior to work commencing. You are also advised to read the Department of Transport's Traffic Advisory Leaflet 11/94 for further guidance and, in particular, you must ensure that all parties with an interest in the amenity, conservation or development of the area are notified of all traffic calming proposals.

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority

(irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Bilingual Signage

In line with the Council's Gaelic Language Plan and policies, you are encouraged to consider the use of both Gaelic and English on signage within in this development (both internal and external signs). For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

Sports Facilities (sportscotland)

Pitches:

- The 3G pitch should be floodlit to maximise community use
- The 60m x 40m pitch should have 3m runoffs
- Careful consideration should be given to the 3G synthetic surface used on the pitch, further information on this can be obtained from sportscotland if of assistance.

Sports hall

Recommended size for a 2 court sports hall is 18m x 18m, the size (noted in plans to be 316sqm) is very slightly smaller than this and we would encourage our recommended dimensions to be used, particularly as community use is proposed. It is not clear what is the breakdown between glazing/polycarbonate façade system. For these, we would highlight the importance of ensuring that there is no projection into the sports hall space. For glazing, there can be issues of glare (east elevation) and solar gain (north and east elevation), which will need mitigation.

Changing

The size of this, especially the wc/shower, is small, and will limit the extent to which the hall can be used for community use.

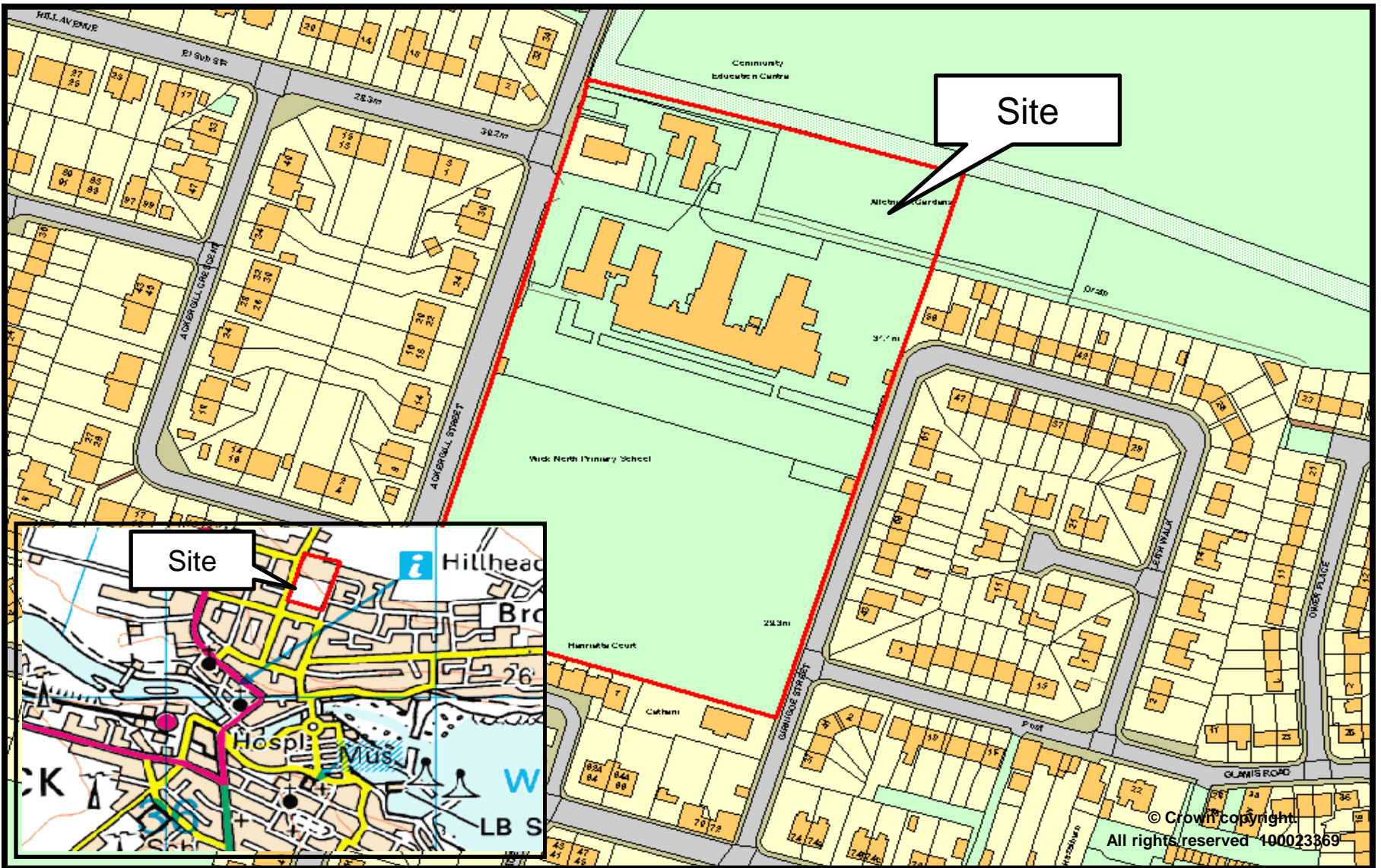
REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

Signature: Dafydd Jones
Designation: Area Planning Manager – North Area
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: As submitted with the planning application

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Mr Allan Farquhar	24 Louisburgh Street, Wick	09.07.2012	Neutral
Mr Alexander Henry	West Banks Farm, Newton Road, Wick	27.06.2012	A
Mrs Tracy MacGregor	78 Henrietta Street Wick	08.11.2013	Neutral
Mr Willie Budge	40 Ackergill Crescent Wick	01.12.2013	N



Site

Site

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The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Case No: 13/03673/FUL
Description: Erection of New Primary School

Date: 14.01.2014



Scale:

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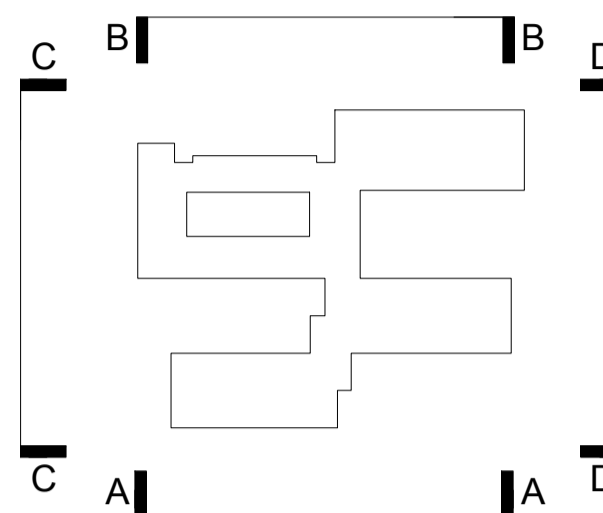
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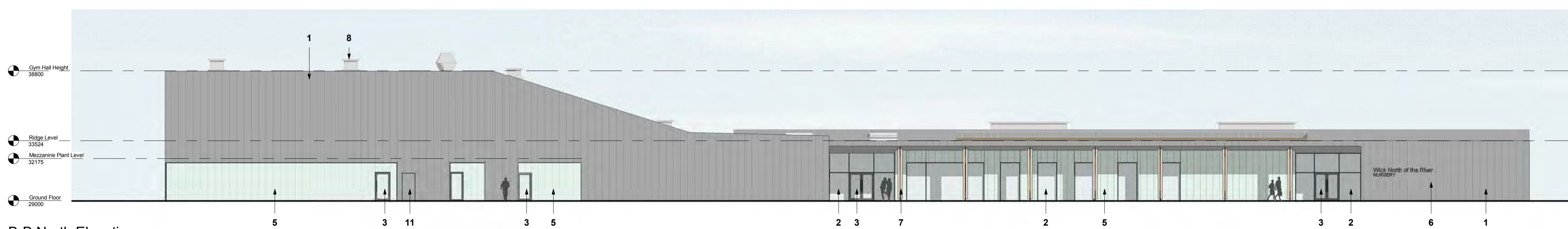


A-A South Elevation

1: 200

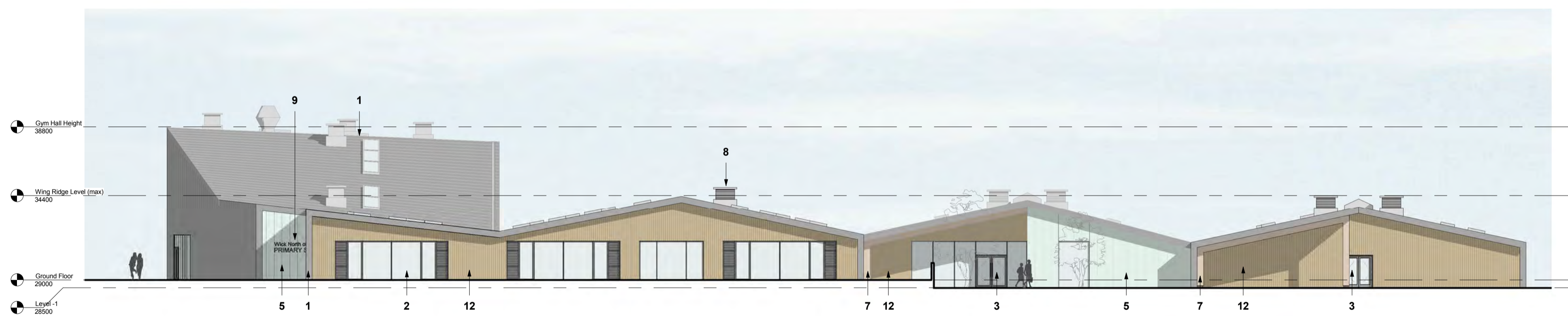


Scale



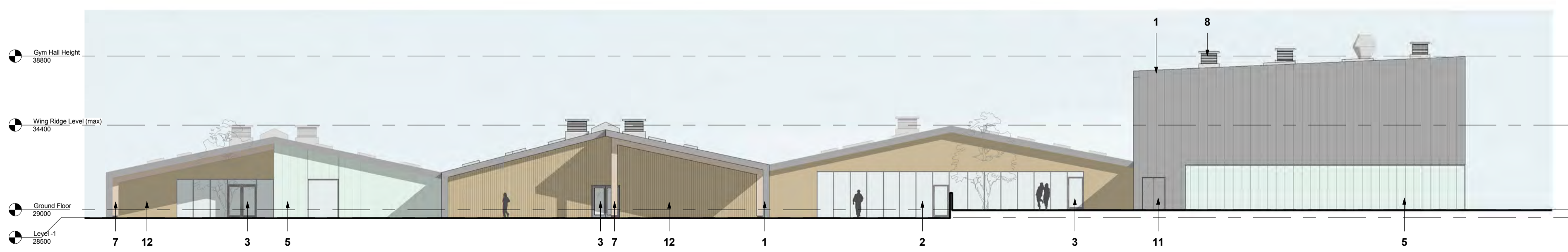
B-B North Elevation

1: 200



C-C West Elevation

1: 200



D-D East Elevation

1: 200

Annotation Key

1. Prepatinated aluminium standing seam roof and facade with cranked ridge profile
2. Integrated PPC window and louvre panel system. Colour: Grey
3. Glazed entrance door. Frame finish to match curtain wall system
4. Rooflight
5. Frameless translucent polycarbonate facade system
6. Signage: Individual brushed stainless steel lettering with concealed fixings
7. Exposed structure supporting roof overhangs
8. PPC natural ventilation terminal. Colour: Grey
9. Signage: Individual fluorescent tube lettering with concealed fixings
10. High security weldmesh fencing
11. PPC metal external door: colour to match aluminium facade
12. Vertical timber rainscreen cladding
13. PPC aluminium louvre system. Colour: grey

Revision	Date	Drawn By
03	25/09/2013	DBu

Issue for Planning		
Revision	Date	Drawn By
02	20/09/2013	DBu

Issue for Information		
Revision	Date	Drawn By
01	15/08/2013	SLe

Amendment	
Status	Planning
Project	Wick North of the River PS

Drawing	
Proposed GA Elevations Sheet 1	

Project No.	2409.02	Drawing No.	360-01-Rev03
Scale at A1	As indicated	Drawn By	SLe

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External Courtyard with Amphitheatre

Revision	Date	Drawn By
01	25/09/2013	DBu

Issue for Planning

Amendment

Status

Planning

Project

Wick North of the River PS

Drawing

3D Visualisations Sheet 1

Project No.

2409:02

Drawing No.

920-01-Rev1

Scale at A3

NTS

Drawn By

DBu

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

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Main Entrance Approach

Revision	Date	Drawn By
01	25/09/2013	DBu

Issue for Planning

Amendment

Status

Planning

Project

Wick North of the River PS

Drawing

3D Visualisations Sheet 2

Project No.

2409:02

Drawing No.

920-02-Rev1

Scale at A3

NTS

Drawn By

DBu

info@ryderarchitecture.com
www.ryderarchitecture.com

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