

ADDITIONAL CIRCULATION TO MEMBERS

Agenda Item 3.6: Proposed secondary school at Calder Park, Redmoss

The report at Item 3.6 of the agenda for October 29th's meeting notes that the Scottish Environment Protection Agency (SEPA) had stated its objection to the proposal, and that in recommending approval contrary to that advice, the planning authority would be obliged to notify Scottish Ministers if members of the Planning Development Management Committee expressed a willingness to grant planning permission. Based on further information provided by the applicants, SEPA has now confirmed in writing its wish to **withdraw** that earlier objection (copy letter enclosed). As a result, the recommendation to members is amended to omit the requirement to notify Scottish Ministers, as follows:

“RECOMMENDATION:

Willingness to approve subject to conditions and the conclusion of an appropriate agreement to secure developer contributions in relation to the upgrading of Core Path 83”

Based on the removal of SEPA's earlier objection, it is also necessary to remove reference to it from the 'reasons for recommendation', and to alter the wording of condition numbers (8) and (20), as follows:

REASONS FOR RECOMMENDATION

Per report until last paragraph, which should now read:

“Based on the most recent correspondence from SEPA, it is considered that matters relating to flood risk and the management of peat on site can be addressed through suspensive conditions, and should not preclude the granting of planning permission. By securing appropriate proposals for addressing these matters, compliance with policies NE6 (Drainage) and NE8 (Natural Heritage) of the ALDP, along with Scottish Planning Policy, can be ensured.”

CONDITIONS

Per report, with the exception of conditions (8) and (20), which should be substituted for the following text:

“(8) that the development hereby granted planning permission shall not be occupied unless all drainage works detailed on Fairhurst Plan No 107652/2003-rev B or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.”

“(20) That no development shall be undertaken unless a scheme for the

management of the existing peat material on site has been submitted to and agreed in writing by the planning authority, in consultation with SEPA. Thereafter, all development shall be undertaken in accordance with the agreed scheme, unless otherwise agreed in writing by the planning authority, in consultation with SEPA. This scheme shall include the following information –

- *volumes, depth and location of any peat disturbed,*
- *details of any proposed reuse of the peat within the site (including a plan showing volumes, location and usage, ratios of soil to peat mix),*
- *details of any disposal of peat proposed (including volumes, ratios of soil to peat mix and detailed disposal proposals);*
- *details of mitigation and restoration proposals.*

Reason: In order to minimise disturbance of peat and ensure the appropriate reuse and management of peat on site.”