Planning Applications Committee Report

(A) REDEVELOPMENT OF SCHOOL CAMPUS INCLUDING ALTERATIONS AND EXTENSIONS TO SCHOOL INCLUDING ERECTION OF P.E. BLOCK TO SOUTH-WEST ELEVATION (DEMOLITION OF EXISTING P.E. / DINING BLOCK), RECLADDING OF EXISTING NORTH-EAST WING, RENEWAL OF WINDOWS, INSTALLATION OF RAMPED ACCESSES TO COLLEGE AND CHAPEL AND ASSOCIATED LANDSCAPING AND PARKING; AND

(B) ALTERATIONS AND EXTENSIONS TO SCHOOL INCLUDING ERECTION OF P.E. BLOCK TO SOUTH-WEST ELEVATION (DEMOLITION OF EXISTING P.E. / DINING BLOCK), RECLADDING OF EXISTING NORTH-EAST WING, RENEWAL OF WINDOWS, AND INSTALLATION OF RAMPED ACCESSES TO COLLEGE AND CHAPEL

AT ST JOSEPH'S COLLEGE, CRAIGS ROAD, DUMFRIES

Application Type: [A] Full Planning Permission
[B] Listed Building Consent

Applicant: Dumfries & Galloway Council Ref. No.: [A] 15/P/3/0498
[B] 15/P/3/0496

Recommendation – Approve [A] and [B] subject to conditions

Ward - Nith

Hierarchy Type (if applicable) – [A] Major [B] N/A

Case Officer - Mhairi Duff

1 BACKGROUND

1.1 Under the Scheme of Delegation, both the planning and listed building consent applications require to be considered by the Planning Applications Committee as the applications have been made by the planning authority and the planning application constitutes a Major development as defined in the Town & Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

1.2 This report considers both the applications for planning permission and listed building consent respectively for the proposed re-development proposals at St Joseph's College.
**Site Location and Description**

1.3 The development site is located to the south of Dumfries within a mixed character area. Residential areas around Glebe Street, Aldermanhill Road and Cresswell are located to the west and north of the school, with St Michael’s Cemetery to the east and Nithbank Hospital and St Andrew’s Primary School to the south.

1.4 The site is located between Aldermanhill Road (to the north) and Craigs Road (to the south). The development site covers St Joseph’s College campus including the main building, St Joseph’s College P.E. / dining block, St Joseph’s College Chapel, playing field, tennis courts, pavilion, car parking, accesses and other school curtilage. The western boundary adjoins the rear gardens of dwellings on Glebe Street. To the south-east, the boundary adjoins Mount St Michael, a former dormitory building and a cemetery. The north-east boundary adjoins St Michael’s Cemetery and the gardens of two semi-detached dwellinghouses on Aldermanhill Road. The northern boundary also wraps around the curtilage of Aldermanhill House.

1.5 The campus has a formal planned layout with mature trees and shrubs. Despite the separate ownership of Mount St Michael, it retains its appearance as being part of the campus and contributing to the overall character. The main building has two extensions to either side. To the west is a brick built 1960s building and to the east is a glazed 1980s structure. The detached P.E. / dining building located to the north-east of the chapel also dates from the 1980s and is brick built. The campus ‘character’ is mainly contained to the area including the main building, chapel, former dormitory and playing field and pavilion. The public façade is from Craigs Road. Car parking for the school is located to the north of the site, accessed from Aldermanhill Road. There is pedestrian and only limited vehicular access available from Craigs Road.

**Listed buildings**

1.6 There are several listed buildings both within the development site and within close proximity. Within the application site, there are the following listed buildings:-

a) **St Joseph’s College main building (Category B Listed)**
Large rectangular plan college block built in 1907 with symmetrical elevations. Modern extensions to each side which are excluded from the listing. The south-west (front) elevation has a tall central tower and doorway and sculpted figure at 3rd floor and a clock above. Built with red sandstone with slate roof. The south-west roof also has pitched roof dormers in the same pattern as windows to the floors below. Windows are wooden sash and case.

b) **St Joseph’s College Chapel and freestanding lamp (Category B Listed)**
Private chapel associated with college erected in early 1900s in cruciform plan. Located to the north-east of the main college building. Freestanding circular red ashlar lamp with wrought iron lantern is located to the west of the main door. This building is not part of the re-development proposals, but it is proposed to form a new wheelchair access to the entrance.

c) **Craigs Road gatepiers (Category B Listed)**
Polished red ashlar octagonal carriage and pedestrian gatepiers with decorative cast-iron
gates. These gatepiers are associated with the access to Mount St Michael and Mount Laurel. The main Craigs Road entrance to the school is further to the west. No alterations are proposed to the gatepiers.

1.7 Outwith the site, but adjoining are the following listed buildings:

a) Mount St Michael (Category B Listed)
A former dormitory block located in line with the Chapel. The building is also substantial being three storeys high with dormers and symmetrically designed. This building has been in private ownership since the early 1990s being used as offices and currently being converted to 16 flats.

b) The Ranch, Craigs Road, formerly St Michael’s Lodge (Category B Listed)
Late 18th century house directly adjoining Craigs Road which has been empty since 1986 and now in an extremely dilapidated condition.

c) Aldermanhill House, Aldermanhill Road, formerly Chaplain’s House (Category B Listed)
Dating from the early 1900s fronting to Aldermanhill Road, the house is now in private ownership.

d) Glebe Cottage, Aldermanhill Road (Category C Listed)
Single storey lodge built approximately 1840 located to north-west of application site.

Planning history
1.8 The following planning history has relevance to this proposal:

15/P/3/0455 – Erection of temporary school for a period of 36 months. Approved on 1 March 2016 following a decision by the Planning Applications Committee. The temporary school would be located on the playing field and in place for the duration of the re-development works to the main building.

Proposed development
1.9 The proposed redevelopment includes the following:

- Demolition of P.E. / dining block and construction of floodlit 3G pitch in its place.
- Demolition of glazed extension to north-west elevation of main building and erection of new P.E. block to replace demolished extension and extend to the north-east.
- Re-cladding of brick extension to the south-east and infill roof terrace to provide additional educational space.
- Erection of a new canopy to rear entrance of the main building.

1.10 The proposals in respect of the redevelopment have come about as a result of a review of the buildings’ condition, floorspace requirements, levels differences, functioning and circulatory problems, modernisation requirements and costs. The aim is retain and preserve the listed buildings and their historic landscape setting as far as possible.

Main college building (including extensions)
1.11 The main original college building would be retained and the existing glazed extension demolished. In its place, a new P.E. hall would be erected to the side between
the main building and playing field. The new P.E. hall would be a long narrow building split over three levels, built at roughly 90° to the existing main building. This is intended to address the functional requirements of the internal and external spaces whilst acknowledging the existing level changes across the site from the main entrance. The P.E. block would be at a lower level than the main building. A new stair tower would anchor the extension of the main building.

1.12 The existing 1980s brick extension to the south-east of the main building would be retained but stripped back to the concrete frame and re-clad. A full glazed curtain wall break is proposed between the extension and the main building, similar to what exists at present.

1.13 Both the new P.E. block extension and the existing south-east extension would be clad in the same material with similar window patterns. Windows would have a random horizontal pattern and coloured cladding. The proposed colour scheme of the cladding is based on varying gold / champagne tones. However, the Design and Access Statement sets out other possible options including greys, greens, blues and mixes of colours.

1.14 The main entrance for staff and pupils would be to the north-east (rear) elevation of the main building. A new canopy is proposed to provide a more welcoming entrance.

1.15 Other repair and modernisation works to the main building include:
- Re-roofing (replacement of slates (re-using undamaged slates), underfelt, flashings flat roof material and underfelt);
- Replacement of rooflights;
- Repairs to stonework where required;
- Replacement of windows with new double glazed timber windows;
- Stabilisation of central clock tower;
- Replacement of gutters and downpipes with a matching cast-iron drainage system.

External works (including pitch provision)
1.16 Within the school grounds, the existing car park and accesses to the north and south would be retained. It is anticipated that staff and pupil access will remain unchanged. Additional visitor parking is proposed from Craigs Road to the front of the main building to provide a more direct access to the main reception.

1.17 A new 3G pitch is proposed in place of the demolished P.E. / dining hall to the north-east of the site. The pitch would be floodlit and suitable for both football and hockey. The pitch would be available for use by the school and also be the community out of hours. The east end of the pitch would be enclosed by a wall retaining the higher ground behind and three sides would be enclosed by ball stop fencing with the cemetery side being retained as it is. It is proposed to retain trees to the north-east side of the pitch (between it and Alderman House). Flood lights are proposed as flat glass luminaires set close to the horizontal and may include louvres in order to prevent light spill.

1.18 It is proposed to provide a courtyard setting to the rear of the main college building created by the containment of the main building and P.E. hall extension. This would
become the main social space with a games court, seating and outdoor study area proposed. The existing grass playing field would be reinstated following the removal of temporary school accommodation with improved drainage. The existing grass pitch area would also include an area for the development of a boiler house and fuel store and a pupil garden.

1.19 The landscaping proposals for the site aim to retain as many matures trees as possible and ensure protection during construction. Replacement planting is proposed where trees would be lost. Shrub planting would mainly take the form of reinstatement of the existing planting being predominantly ornamental.

1.20 Hard landscaping for accesses aims to be DDA compliant, including the provision of level accesses externally in at entrances to buildings.

1.21 Cycle storage facilities are proposed to the rear of the main building adjoining the existing south-east extension.

1.22 Although the Chapel is not part of the redevelopment proposals, the building would continue to be used in future and so wheelchair access is proposed by means of a new ramp to the side of the existing steps to allow access to the front entrance.

**Phasing of development**

1.23 The phasing of the development has been based on the premise of the school continuing to operate on the site whilst development works are being undertaken. This would be done by decanting the school activities to the temporary accommodation approved under 15/P/3/0455.

1.24 Phase 1 would involve the redevelopment of the main building and south-east extension and erection of new P.E. block to the north west. Phase 2 would involve the demolition of the P.E. / dining block, construction of 3G pitch and re-instatement of grass playing field.

**Supporting Documents**

1.25 The applications have been submitted with the following supporting documents:

- Pre-application Consultation Report
- Design and Access Statement
- Transport Assessment
- Listed Building Consent Statement
- Drainage and Flood Strategy
- Demolition Statement
- Ecology Report
- Bat Survey Report

**Pre-application advice**

1.26 Pre-application advice was given mainly in respect of the listed building consent as follows:
Existing brick south-east extension

- It may be preferable to leave the existing brickwork which is well done and works well with the existing main listed building. If necessary to clad, material should be simple and recessive so that it does not 'compete' with the main building.

Proposed P.E. hall extension

- Concern about the overall impact of the extension ‘enveloping’ the original, but recognition that the plan has been arrived at through a process of balancing needs.

- Thought should go into reducing the impact on the main listed building through use of materials, orientation etc. Fenestration should relate to the main building, particularly to the front.

- The impact on the Chapel needs to be considered and thought put into how any impact can be mitigated.

Other alterations / repairs

- Some concern about the canopy to the rear elevation – consideration should be put into its design.

- Retention of windows should be the first option. If replacement deemed necessary, these should be like for like and there should be a reasoned explanation as to the need to replace.

- Slates should be retained and re-used if possible.

2 CONSULTATIONS

2.1 Planning application consultation responses (15/P/3/0498):

2.1.1 Council Roads Officer: no objections, subject to conditions requiring car parking to be provided and the submission of a Construction phase Traffic Management Plan (TMP).

This application forms the second part of a phased upgrade to St Joseph’s College and grounds. A separate application (15/P/3/0455) has been submitted in respect of the provision of temporary school buildings and accommodation works within the existing school site.

The supplied Transportation Statement indicates that this facility will consist of a 644 pupil School supported by 100 staff (FTE).

This proposal is not anticipated to affect the level of car parking provision required within the site and the supplied site plan shows that parking provision and access to it will remain as existing. The existing car park off Aldermanhill Road will accommodate 46 spaces. The existing access off Craigs Road will serve 14 visitors car parking spaces, 3 disabled persons’ parking spaces and a delivery bay.

The TS anticipates that there will be 5 -10 service deliveries per week to the kitchen, 2
deliveries of meals per day, 1 delivery of bio-fuel per week and 2 waste collections per week all using the Craigs Road access.

The TS indicates that there will be 21 covered cycle stands to accommodate 42 cycles provided within the site. The TS acknowledges that this falls well short of the level that Cycling by Design would recommend (139) but has been based upon a survey of pupils and staff. It is stated that demand will be monitored and additional provision made if required.

The supplied site plan also shows a public right of way is to be maintained through the site.

The construction phase works will inevitably have an impact on the surrounding road network and in order to minimise inconvenience and mitigate against the effects, the developer will require to agree a Construction phase Traffic Management Plan with the roads authority and the Police prior to the commencement of works. It would be appropriate that this include amongst other things, agreed access routes (both to and from the site as well as delivery arrangements within the site) and delivery timings, programme of movements by month, contact details and mitigation measures. It would also be appropriate to identify measures to ensure that there is no stacking of delivery vehicles on the public road network.

2.1.2 Council Environmental Health Officer: - no objections.

2.1.3 Council Flood Risk Management Team: - no objections.
Advise that the applicant confirms with Scottish Water that their network has capacity to take additional flows from the site

The developer needs to manage surface water run-off from the site during and after construction. Runoff should mimic that of existing conditions and not be increased.

The developer should consider the rate of runoff into the culverted system. Any significant increase may increase flood risk downstream.

2.1.4 Scottish Water: - no response.

2.2 Listed building consent consultation responses (15/P/3/0496):

2.2.1 Historic Environment Scotland (HES): - no objections.

Works to main school building: HES are content with the general scope of proposals here, including the internal alterations, installation of roof lights and access ramp. Full window replacement is proposed: the Council should ensure that this is justified and that retention of the existing windows has been properly explored. The design of the replacement windows does not accurately replicate the existing arrangement of hoppers over sash and case windows. If the Council is satisfied that replacement is acceptable, the new windows should replicate the existing ones in all respects, including the opening
method. Proposals for stone repairs would benefit from being fleshed out and a petrographic analysis of the existing stone should be carried out to inform the choice of any replacement stone required. HES advise against stone cleaning because of the potential damage this can cause to the stone. The timber louvres in the belfry should be replaced on a like-for-like basis in timber. HES suggest that, contrary to the details set out in the supporting statement, existing slates are re-used on the outward facing slopes of the building and replacement slates to the inner slopes.

**Works to existing East extension (building 1B):** the brick facades of this building sit quietly and comfortably with the listed building. Their colour, texture and the proportions and detailing of the façades are all respectful to the character of the listed building. It is considered by HES that the proposed replacement cladding system significantly falls short of the existing facades in all these respects. It is not clear why the applicant proposes to rebuild the exterior of this building and HES ask the Council to encourage the retention of the existing brick. HES are content with proposals for the internal works to this building.

**Proposed West extension and setting of chapel:** HES recognise the need for a large extension, but ask the Council to explore whether it could be reduced in length so that it does not impinge on the setting of the chapel. For example, would it be possible to relocate the hall store (and adjacent room) from the centre of the building to an outshot on the east façade of the building? As noted above, the cladding and fenestration pattern seems overly busy in a way that distracts from the qualities of the listed building. We suggest that a more restrained palette of materials / colours would achieve a more sympathetic effect. HES would also encourage further consideration being given to the horizontal elements of the front elevation, so that they reflect those of the listed building.

### 3 REPRESENTATIONS

**3.1 Summary of representations raising objection to planning application (15/P/3/0498):**

**Objection (5):**
Dr Behzad Nosratzadeh, 55 Glebe Street, Dumfries  
Mrs Emma Shearman, 59 Glebe Street, Dumfries  
Mr & Mrs T Singer, 61 Glebe Street, Dumfries  
Lynda Suszek, 57 Glebe Street, Dumfries  
Ruth B Thomson, Rowena, 53 Glebe Street, Dumfries

- a. Concern with traffic congestion and road / pedestrian safety during construction period.
- b. Impact of noise and disturbance during construction to residents of Glebe Street.
- c. Lack of parking spaces in the grounds of St Joseph's College during the construction period which may exacerbate the congestion problems.
- d. Lack of space for students during breaktimes due to temporary facilities within the playing field which may lead to higher numbers of students using the area behind the walls of gardens on Glebe Street increasing noise and disturbance for residents.
3.2 Summary of representations to listed building consent application (15/P/3/0496):

Support (1):
Mrs Patricia Woodley, Architectural Heritage Society of Scotland, Creaganfois, Dalry, Castle Douglas

a. No concerns with the demolition of the P.E. and dining block or the existing north-west wing.

b. No concerns with the proposed downtakings in the main building.

c. No concerns with the proposed re-cladding treatment of the south-east wing except for the colour. Suggest that the green and blue options are discarded and that a variation of the sand / gold / grey / silver treatment as shown on the elevational drawings is to be preferred as being sufficiently different from and yet sympathetic to the Victorian elevations.

d. No concerns with the renewal of windows or the installation of ramped accesses.

e. Feel that the new main entrance, although acceptable as a principle, requires further thought. Why are there two small doors and not one large central one? Why is the canopy over only one of the doors? The current proposal appears contradictory and confusing and the canopy looks unstable.

4 REPORT

Relevant development plan policies:-

Dumfries & Galloway Local Development Plan
OP1 - Development Considerations
OP2 - Design Quality of New Development
HE1 - Listed Buildings
CF1 - Community Facilities
CF3 - Open Space
NE4 - Species of International Importance
NE7 - Trees and Development
IN7 - Flooding and Development
IN8 - Surface Water Drainage & Sustainable Drainage Systems (SuDS)
IN9 - Waste Water Drainage
T2 - Location of Development / Accessibility

4.1 Planning application report

4.1.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that:-
“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan”.
4.1.2 The main considerations in respect of the planning application are:
- Provision / enhancement of Community Facilities;
- Impact on the setting of St Joseph’s College, surrounding townscape and design quality;
- Access and parking;
- Protection of open space;
- Impact on residential amenity;
- Drainage; and
- Ecology.

Provision/enhancement of Community Facilities
4.1.3 LDP Policy CF1(a) supports proposals which provide new or enhanced community facilities, subject to criteria relating to location, scale, character, landscape and cultural heritage.

4.1.4 The continued use, retention and enhancement of St Joseph’s College as a school is supported due to the historic and community importance of the building. The application proposes the retention of the original building and the proposals to extend and improve its functionality will help to secure its future use. The provision of a 3G pitch would improve the range and quality of sports facilities available to the school and to the community which should be supported. This is considered to be in accordance with the principle of Policy CF1.

Impact on setting of St Joseph’s College, surrounding townscape and design quality
4.1.5 The college buildings and their landscape setting provide a pleasant environment which contributes to the surrounding character. The mature trees, ornamental landscape and playing field all contribute to this character.

4.1.6 LDP Policy HE1 requires that the impacts on the setting of listed buildings are considered. The proposed P.E. block extension is likely to have the most significant impact which would alter the layout of the ‘courtyard’ area to the rear of the main building and separate it from the playing field. However, proposals to retain the important frontage setting of the college building and the playing field are welcomed. The P.E. block extension would also have some impact on the setting and views to the chapel from the north-west. There are proposals to mitigate for some of this impact by improving the entrance area of the chapel and providing a seating area, the details of which will require further consideration by condition of any planning permission. The courtyard setting would also benefit from some enhancement and improvements to it functionality by the provision of playing facilities and outdoor study area.

4.1.7 There is also a commitment within the Design and Access Statement to retaining as many of the trees and ornamental planting as possible and providing additional planting. This is acknowledged and although additional car parking is proposed to the front of the main college building, it is also proposed to retain the existing layout, planting and mature trees. Likewise, the playing field would remain largely as it is, including the retention of mature trees to the north-east end and replacement planting elsewhere. Proposals for a pupil garden to the north-east end would generally be in accordance with
the character of the playing field. A biomass boiler is proposed to the northern end of the playing field so that it can be close to the car park for servicing purposes. The boiler is necessary to provide heating and hot water to the school. The use of biomass for fuel is supported as a renewable source. Although elevational and floor plan details of this boiler and store have not been finalised, the site plan indicates that it would have a 15 metre high flue. Given its distance from the main historic buildings and its siting adjacent to mature trees, it is not considered that there would be a materially adverse impact on the setting of the campus. However, full details should be required by condition.

4.1.8 It is not considered that the proposed 3G pitch would have a significant impact on the setting of the campus. It would replace the existing modern P.E. / dining hall which is relatively detached from the core campus area. For similar reasons, it is not considered that the 3G pitch would significantly impact on the setting of Aldermanhill House, as a listed building. The retention of the trees along its boundary would help to further mitigate any impact.

4.1.9 Overall, it is considered that the balance of improving facilities whilst retaining the most important aspects of the landscape setting of St Joseph’s College has been achieved.

4.1.10 With regard to the design of the proposed extension and alterations to the main building, the key principle of the design has been to avoid overwhelming the frontage of the main building. The scale and massing of the P.E. hall is such that impacting on the main building is inevitable, although the design ensures that, as far as possible, the impact on the frontage would be minimised.

4.1.11 The external design and materials proposed to the extension are intended to be contemporary and different from the sandstone main building. The colour of cladding has not yet been finalised and different options are shown within the Design and Access Statement. It is considered that the final design choice can be reasonably agreed by condition.

**Access and parking**

4.1.12 Once in operation, the access and parking arrangements which exist at present would remain largely unchanged and it is not anticipated that the redevelopment would result in an increase in demand for parking spaces. Pedestrian into and through the site would also be maintained and enhanced. The Council Roads Officer is content with the proposed access and parking arrangements.

4.1.13 It is acknowledged that the cycle storage facilities fall short of the level recommended within Cycling by Design. However, there are proposals to monitor the level of demand and increase provision in required.

4.1.14 The construction phase of the development would inevitably impact on the surrounding road network. The management of construction traffic is of key importance during this period and there will be a requirement for a construction phase Traffic Management Plan to be submitted to and agreed with the planning authority (in consultation with the roads authority and Police) prior to any works commencing.
**Protection of open space**

4.1.15 The grass playing field is an area of open space identified for protection within the LDP. Policy CF3 presumes against the development of such areas of open space for a purpose unrelated to use as open space unless the open space can be retained and enhanced through the redevelopment of a small part; or an adequate and acceptable replacement for open space can be provided within the locality; and alternative sites have been considered and no other appropriate site can be identified.

4.1.16 The application proposes the reinstatement and improvement of the grass playing field so that the existing use can be retained following construction works which is in accordance with Policy CF3. The development proposed to the north-eastern end would not be considered to materially impact on the overall function of the playing field.

**Impacts on residential amenity**

4.1.17 Once construction is complete, the main potential impacts that the school may have to surrounding residential properties are from noise, traffic, loss of privacy and light pollution. The main consideration is that the school exists at present and all that should be considered in respect of this application are any potential increases in impacts as a result of the proposal. In terms of traffic, the school would operate similarly to how it does at present and so no significant increase in noise and disturbance from vehicles or pedestrians using surrounding streets is predicted. The main impact as a result of the redevelopment is likely to be from the proposed formation of the 3G pitch which would be in close proximity to dwellinghouses at Aldermanhill Road (Aldermanhill House and numbers 60 and 62) and also proposed dwellings within Mount St Michael (currently being converted to flats).

4.1.18 Although in close proximity, the pitch would be set at a lower level than the boundary with the Aldermanhill Road properties. The trees which exist at present would almost all be retained, therefore helping to provide a visual buffer, and the proposed lighting would be designed so as to minimise spillage beyond the pitch area itself. 5m high ball-stop fencing is also proposed to enclose the pitch. There would be little screening (aside from the fencing) between the pitch and Mount St Michael, however, future residents here would inevitably be affected by the general noise and disturbance from the school activities, given that the building is effectively within the College curtilage. Taking account of this, the surrounding existing lit environment and general school use and the benefit in providing the facility, it is considered that the 3G pitch would be acceptable in the location proposed. Proposals to allow for use of the pitch outwith school hours should be supported subject to a condition restricting operating hours to 7am to 10pm Monday to Friday and 9am to 8pm at weekends. This is in line with the operating hours of the pitch at Dumfries High School.

**Drainage**

4.1.19 The application was submitted with a Drainage and Flood Strategy. The site is not within an area identified as being at risk of flooding. A SUDS strategy is proposed to ensure that surface water is attenuated during high intensity rainfall events so that the run-off rate mimics the greenfield run-off rate. It is proposed that SUDS features would consist of infiltration features and porous paving.
4.1.20 Foul drainage would be to a separate network which would connect to Scottish Water’s combined public network. The drainage strategy states that flow rates are notionally agreed with Scottish Water and attenuation storage would be provided.

4.1.21 The above measures are considered to be acceptable in order to accord with LDP Policies IN7, IN8 and IN9.

Ecology
4.1.22 The bat survey report and ecology report submitted with the application suggests that there are likely to be bats in the area. One bat was noted emerging from the main building, but it is likely that more will be present. This will necessitate the need for a licence from SNH, which is acknowledged in the report. Mitigation measures will be necessary and these will be required by condition. With regard to the impact on birds, mitigation will also be necessary and this should also be included within a mitigation plan. Subject to mitigation, there would be no significant impact on ecology, in accordance with Policy NE4.

Conclusion
4.1.23 It is considered that the proposed school redevelopment has been designed to provide for an overall benefit in terms of retention and enhancement of the college buildings and grounds whilst sufficiently preventing and mitigating for the adverse impacts on the impacts on setting and amenity. The planning application is therefore recommended for approval subject to conditions set out below.

4.2 Listed building consent application report

4.2.1 Section 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of listed buildings and their setting and any factors of architectural or historic interest which they possess.

4.2.2 LDP Policy HE1: Listed Buildings states that the Council will support development that makes effective, efficient and sustainable use of listed buildings. In considering development that impacts on the character of appearance of a listed building, the Council needs to be satisfied that proposals to extend or alter a listed building respect the character and architectural features which contribute to its listing and do not seek to overwhelm or otherwise damage the original character or appearance; and that the layout, design, materials, scale siting and future use are appropriate to the character and appearance.

4.2.3 One of the primary principles of the redevelopment proposals has been to retain and preserve the historic character and appearance of the listing buildings, whilst improving the longer term functionality of the school as a whole.

4.2.4 The biggest impact would be from the proposed P.E. hall extension to the north-west of the building. This has been designed so that the impact on the frontage of the main College building is minimised. This has been done by the provision of a glazed staircase link to provide a break and by lowering the level of the extension. The extension
would also not protrude forward of the main building. The main impact of the P.E. hall would be on the rear elevation of the main building and its setting as described in paragraph 4.1.6 above. However, it is acknowledged that there is an overall benefit in siting the P.E. hall at the location proposed and demolishing the existing glazed extension and that the correct balance of protecting the frontage view of the main building, whilst accommodating such a large extension, has been achieved.

4.2.5 HES have raised concerns about the length of the extension and its setting on the chapel as well as the overly busy fenestration and cladding pattern which may detract from the qualities of the listed building. In response, the architects for the development consider that this random pattern would be of contrast to the 'rigid' form of the listed building. Colours proposed are considered by the architect to be subtle and subservient. However, in response to HES, the architect has submitted a simplified fenestration proposal to the fitness suite (i.e. front side) of the extension. This would help to simplify the appearance of the extension when viewed from the front. It is recommended that the detailing and colour of cladding is agreed by condition so that further consideration can be made to simplifying the external appearance.

4.2.6 The issues with regard to the impact on the setting of the Chapel have been considered in paragraph 4.1.6 above.

4.2.7 The alterations to the existing north-east extension would primarily consist of re-cladding. This would be similar to the cladding and extremal design of the proposed new P.E. hall extension. Historic Environment Scotland (HES) would prefer to see the retention of the existing brick exterior. However, structural issues with this façade have been identified. The Design and Access Statement also considers that the proposed façade would be more complementary to the existing building. The re-cladding of the façade also presents an opportunity to improve daylighting and natural ventilation to this part of the building. Whilst the views of HES are acknowledged, it is considered that it would be of more benefit to renew the cladding material as proposed. As with the P.E. hall extension, the detail and colour of cladding can be considered by condition.

4.2.8 Proposals with respect to the repairs and alterations to the main listed building are generally acceptable. HES comment on the need for replacement windows and their design, proposed stone repairs and cleaning, the replacement of timber louvre in the belfry and re-use of slate.

4.2.7 With regard to the proposed window replacement, timber double glazed units are proposed primarily to improve the overall thermal performance and reduce ongoing maintenance costs. An example window detail has been provided which shows the sash and case opening method along with the top hopper window, as exists at present. No details have been provided of the existing windows to enable a detailed comparison, but the principle of this type of window is considered to be acceptable, particularly when balanced with the benefits of the thermal performance. More comprehensive and precise details should be agreed by condition.

4.2.8 With regard to stone repairs and cleaning, a full method statement should be agreed by condition, taking account of the HES guidance. Like-for-like replacement of the Belfry louvre are confirmed by the architect.
4.2.9 It is presently unknown how much slate can be salvaged from the existing roof. However, the architect for the applicant believes that there may not be enough undamaged slate to re-slate in the method recommended by HES. There is, however, a general commitment to re-using slate, but the method for this and the type of replacement slate should be agreed by condition.

4.2.10 It is noted that the Architectural Heritage Society of Scotland (AHSS) support the proposals with comments made on the colour scheme of the cladding and design of the canopy. It is agreed that an improved design could be achieved at the rear entrance, although no alterations are proposed to the existing doorway which may improve the design. The canopy itself does not present a significant design issue and as explained within the Design and Access Statement, it helps to make a feature of an otherwise understated entrance.

Conclusion
4.2.11 It is considered that the proposed alterations and extensions to St Joseph’s College building sufficiently minimise the impact on its character and appearance, when balanced against the overall need for the redevelopment. This is considered to be in accordance with LDP Policy HE1.

5 RECOMMENDATION

5.1 Approve [A] subject to the following conditions:-

1. That no development in respect of this planning permission shall take place unless and until a fully detailed landscaping scheme has been submitted to and approved in writing by the Council as planning authority. The scheme shall include all grassed areas, hedges, retained trees (including the method of protection to accord with BS 5837: 2012) and other retained vegetation, details of changes to existing levels, hard surfacing, walls, fences and other means of enclosure, formation of banks, terraces or other earthworks. The scheme shall be plotted on an accurate plan of the site, to a recognised metric scale, and shall detail the number and species of trees and shrubs to be planted, locations, planting density, nursery stock sizes at time of planting and initial maintenance to aid establishment. The scheme shall also detail the specification of the materials and colours to be used in respect of any hard surfaces, walls, fences or external structures. A phasing plan shall detail the timescale for the implementation of the landscaping scheme.

Thereafter, the landscaping scheme shall be fully implemented in accordance with the phasing plan as approved, unless otherwise agreed in writing with the planning authority.

2. That no development in respect of this planning permission shall take place unless and until full details of all external wall finishes for the proposed P.E. hall extension (Block 1C) and the existing south-east extension (Block 1B) have been submitted to and approved in writing by
the planning authority. Thereafter, the development shall be implemented in complete accordance with the details as approved, unless otherwise agreed in writing with the planning authority.

3. That **no development in respect of this planning permission shall take place** unless and until a construction phase Traffic Management Plan has been submitted to and approved in writing by the planning authority (in consultation with the roads authority and Police). Thereafter, construction works shall take place in accordance with the Plan unless otherwise agreed in writing with the planning authority.

4. That **the development hereby granted planning permission shall not be brought into use** unless and until the off-street car parking areas shown on the approved drawings have been formed in complete accordance with the said drawings or such other drawings as may be approved in writing for the purpose by the planning authority. Thereafter, the said parking areas shall be kept clear from obstruction and shall be retained only for that purpose for the lifetime of the development.

5. That **no development in respect of the 3G pitch hereby granted planning permission shall take place** unless and until details of the proposed external lighting to be installed within the application site have been submitted to and approved in writing by the planning authority. Such lighting shall be designed to ensure that there is no light spillage above the horizontal and shall be sited so as not to be directed towards any adjacent residential properties or so as to dazzle drivers on any public road. **The 3G hereby granted planning permission shall not be brought into use** unless all such external lighting has been installed in full accordance with such details as may be so approved.

6. That the 3G pitch hereby granted planning permission shall not be used outwith the hours of 0700hrs to 2200hrs Monday to Friday and 0900hrs to 2000hrs on Saturdays and Sundays for the lifetime of the development unless otherwise first agreed in writing with the planning authority.

7. That **no development in respect of this planning permission shall take place** unless and until full elevational and floor plan details of the proposed biomass boilerhouse and store have been submitted to and approved in writing by the planning authority. Thereafter, the boiler shall not be brought into use unless it has been implemented in complete accordance with the approved details.

8. That **no demolition or roof works in respect of this planning permission shall take place** unless and until a mitigation plan for bats and birds has been submitted to and approved in writing by the planning authority. Thereafter, the development shall be carried out in full accordance with the mitigation measures approved.
5.2 Approve [B] subject to the following conditions:

1. That **no works in respect of this Listed Building Consent shall take place** unless and until full details of all external wall finishes for the proposed PE hall extension (Block 1C) and the existing south-east extension (Block 1B) have been submitted to and approved in writing by the planning authority. Thereafter, the works shall be implemented in complete accordance with the details as approved, unless otherwise agreed in writing with the planning authority.

2. That **no works in respect of the main building (Block 1A) shall take place** unless and until a method statement in respect of the re-use / replacement of roof slates has been submitted to and approved in writing by the planning authority. The statement shall include a commitment to re-using slate and the method of how it shall be re-used as well as proposals for any replacement slate required. Thereafter, the roof shall be repaired in accordance with the method statement approved.

3. That **no works to the main building (Block 1A) shall take place** unless and until full details of the proposed replacement windows have been submitted to and approved in writing by the planning authority. All windows to be replaced shall be identified and details provided which are, as far as practicable, a like-for-like appearance. Thereafter, the windows shall be installed in accordance with the details approved.

4. That **no works to the main building (Block 1A) shall take place** unless and until a method statement for repairs, based on a petrographic analysis of the existing stone, has been submitted to and approved in writing by the planning authority. Thereafter, stone repairs shall be carried out in accordance with the method statement unless otherwise agreed in writing with the planning authority.

5. That, for the avoidance of doubt, no consent is hereby granted for the cleaning of stone.
Relevant Drawing Numbers:

9018-A(31)001 BLOCK 1A - TYPICAL REPLACEMENT WINDOW DETAIL
9018-PL(04)001 - ELEVATIONS AS EXISTING
9018-PL(04)002 - BIRDS EYE VIEW 1 AS EXISTING
9018-PL(04)003 - BIRDS EYE VIEW 2 AS EXISTING
9018-PL(04)101 ELEVATIONS AS PROPOSED - SHEET 1
9018-PL(04)102 ELEVATIONS AS PROPOSED - SHEET 2
9018-PL(04)103 ELEVATIONS AS PROPOSED - SHEET 3
9018-PL(05)001 - CROSS SECTIONS AS EXISTING
9018-PL(05)101 - CROSS SECTIONS AS PROPOSED
9018-PL(10)001 - LOWER GROUND & GROUND FLOOR DOWNTAKINGS
9018-PL(10)002 - 1st, 2nd & 3rd FLOOR DOWNTAKINGS
9018-PL(20)001 - LGF, GF & FF PLANS AS EXISTING
9018-PL(20)002 - 2nd, 3rd & ROOF PLANS AS EXISTING
9018-PL(20)101 - LOWER GROUND FLOOR PLAN AS PROPOSED
9018-PL(20)102 - GROUND FLOOR PLAN AS PROPOSED
9018-PL(20)103 - FIRST FLOOR PLAN AS PROPOSED
9018-PL(20)104 - 2nd & 3rd FLOOR PLAN AS PROPOSED
9018-PL(20)105 - ROOF PLAN AS PROPOSED
9018-PL(90)001 LOCATION PLAN
9018-PL(90)002 SITE PLAN AS EXISTING
DLT-SJC-LL(90)001 – PROPOSED SITE PLAN (Rev C)
Sketch Chapel Entrance
Sketch School Entrance 1A
9018 - PL(04)105 CHAPEL BUILDING NEW RAMP ACCESS
9018 - PL(04)104 MAIN BUILDING NEW RAMP ACCESS

NB - All relevant drawings, and any relevant associated correspondence / reports, are available on the Council’s ePlanning website (www.dumgal.gov.uk/planning).