

MYRTLE AVENUE

East Dunbartonshire Council

Introduction & Context

Section 1

The Myrtle Avenue site comprises the existing Lenzie Academy, which remains East Dunbartonshire's only legacy secondary school and has been identified by Officers as a strategic priority for renewal through the Council's Capital Investment Plan. Within the Lenzie Academy Strategic Education Brief, published in May 2022, it is identified that the current facilities in the building do not support the modern, vibrant and inclusive vision Lenzie Academy has for its community, particularly as the building is now dated, having been established in 1960, and is too small to accommodate the current school roll. As such, a new Lenzie Academy is required. The Whitegates Park site was selected to accommodate the new Lenzie Academy following a comprehensive site selection process, which was approved by Council in September 2022.

Proposed Lenzie Academy at Whitegates Park

Following the public consultation events in June 2025 and October 2025, the design for the proposed Lenzie Academy at Whitegates Park has now reached the conclusion of RIBA Design Stage 3 with a report to Council in December 2025, which provided a summary of the design outputs of the pre-construction process to date; an update on the total estimated development cost for the project including a profiled funding model; an update on key risks; and a summary of next steps and key remaining milestones in the project programme. A planning application was submitted in mid-February 2026. Any comments in relation to the proposed Whitegates Park planning application should now be directed to the Planning Authority.

Updated Planning Strategy and Proposed Works at Myrtle Avenue

Following the Planning Authority's formal pre-application consultation advice in November 2025, and both the Planning Authority and the Council's Assets and Facilities Service seeking separate independent legal advice, it was considered appropriate that two separate major planning applications will be required - one for the proposed new Lenzie Academy at Whitegates Park and one for the proposed works at Myrtle Avenue. This approach is to ensure the strategy for consenting the off-site proposals at Myrtle Avenue is legally sound and in accordance with legislative requirements.

A Proposal of Application Notice (PoAN) was submitted to the Planning Authority on 30 January 2026 (reference: TP/ED/26/0052), which outlines the pre-application consultation to be undertaken and notifies the Planning Authority of the Council's intention to submit a detailed Major Planning Application for the proposed works at Myrtle Avenue, likely to be submitted in Q2 2026.

The proposed development at Myrtle Avenue will provide essential off-site mitigation measures in relation to the Whitegates Park proposals, including the provision of open space (given the loss of the 'Public Parks and Gardens' typology at Whitegates Park) to achieve biodiversity enhancements across both sites (Myrtle Avenue and Whitegates Park).

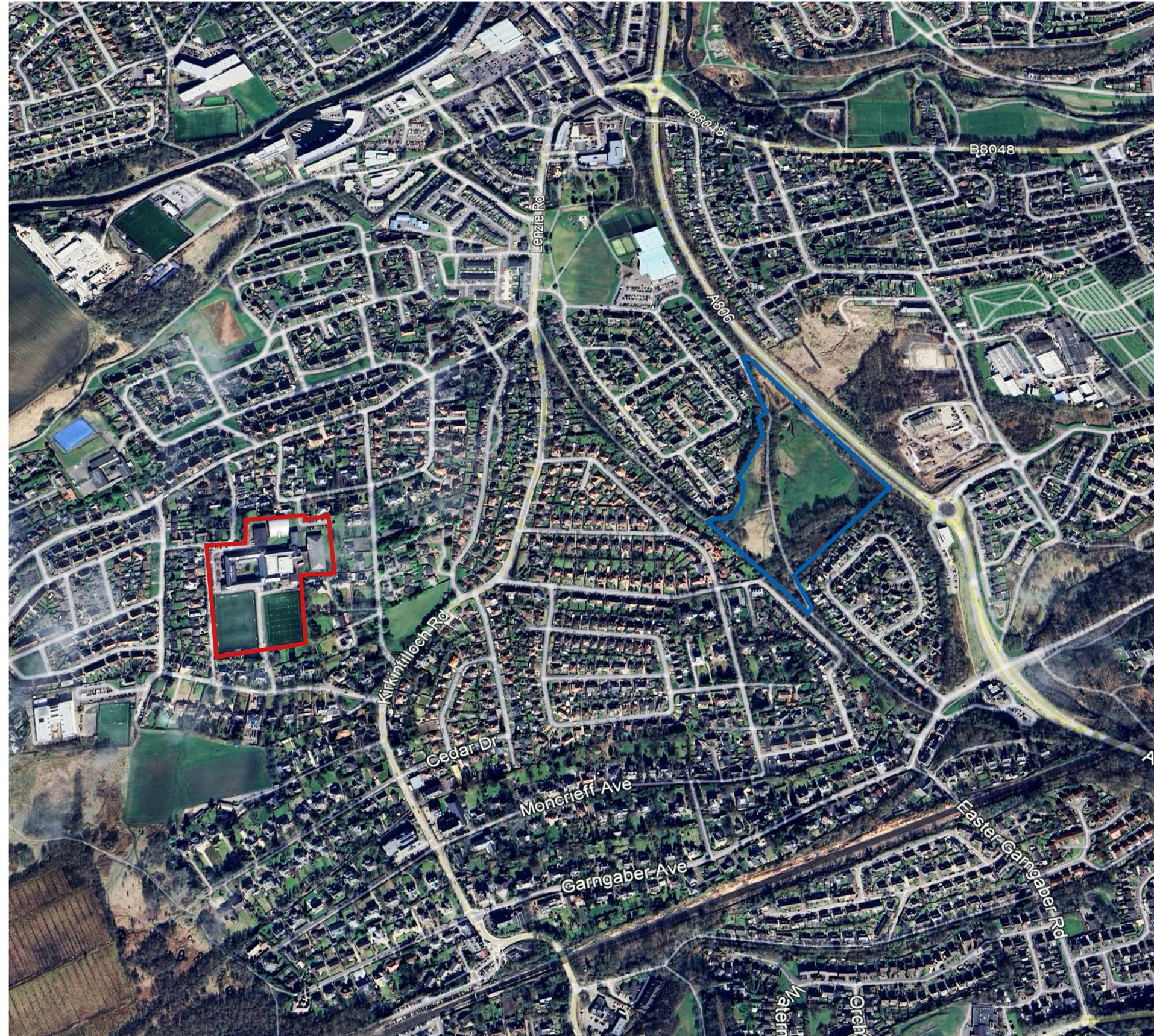
During the pre-application consultation period for the proposed Lenzie Academy at Whitegates Park, held in June 2025 and October 2025, the community was consulted on the initial Myrtle Avenue proposals, and the community's preference for either retaining an indoor community sports facility on the site through the refurbishment of the existing Sports Hall and changing accommodation, or for the demolition of the former school buildings in full. The former option was selected as the preference. This preferred option has formed the basis of proposals being shared at this consultation event.

The purpose of this public exhibition (in addition to the second one scheduled for 25 March 2026) is to build on the previous proposals presented for the Myrtle Avenue site, and seek feedback from the community, which will then be considered when preparing the plans and documents to be submitted with the planning application.

It is the intention of the Planning Authority to determine both planning applications at the same Planning Committee to ensure due consideration is given to the off-site mitigation proposals at Myrtle Avenue, which are required to demonstrate planning policy compliance for the new school proposals at Whitegates Park.

Legends:

- Proposed Application Site Boundary - Myrtle Avenue
- Other Land Owned by EDC - Whitegates Park



Aerial view of Lenzie and surrounding area highlighting site boundary of Myrtle Avenue and Whitegates Park

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Site Overview

Section 2

The Myrtle Avenue site is approximately 4.09 hectares in area and currently comprises Lenzie Academy.

The site primarily contains a two storey school building and sports hall in the northern edge of the site, and synthetic football and rugby pitches at the southern end of the site.

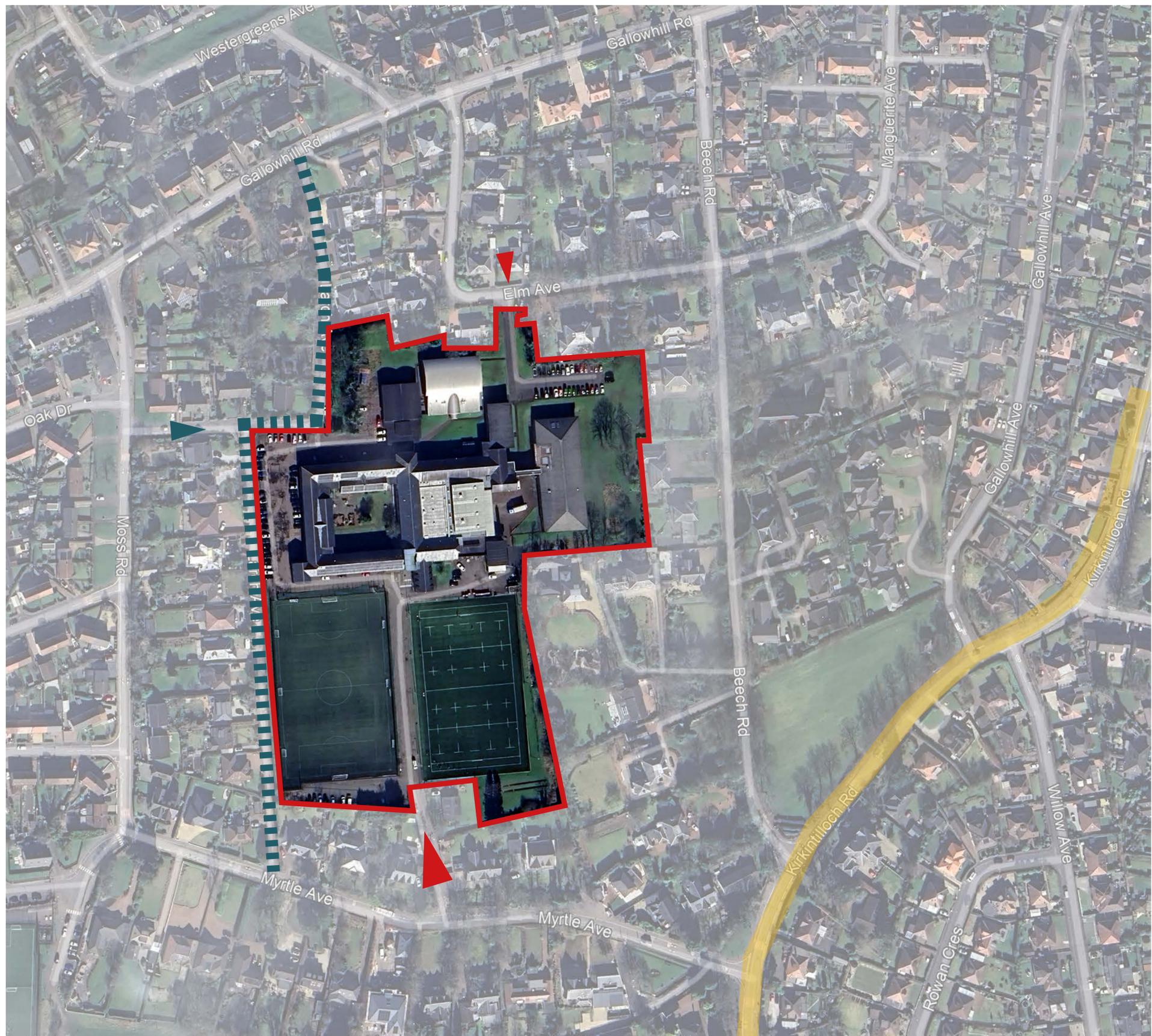
The site includes some grassland, and a number of hedges or trees around the perimeter.

The site can be accessed from Elm Avenue to the north, Larch Avenue to the west, and Myrtle Avenue to the south. The surrounding area is residential use in nature.

The existing building presents many challenges, where curriculum adjacencies do not support collaborative working and provide no flexibility or opportunity to collaborate for a range of learning activities. The movement on site and internally, sizes and daylight levels of the classrooms fail to promote well-being of the users. The fabric of the building is well worn, provides poor acoustic separation and demands higher maintenance. In addition, both pupils and teachers experience issues with the ICT, which has a significant impact on how the school operates and on what it can offer to the wider school community. While Lenzie Academy manages around these issues to deliver high quality teaching and learning, the current facilities do not support the modern, vibrant and inclusive vision Lenzie Academy has for its community.



Photograph of Lenzie Academy



Aerial view of the proposed site at Myrtle Avenue highlighting existing site constraints

MYRTLE AVENUE

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Planning Context

Section 3



Cover page for NPF4 document

The Local Development Plan comprises National Planning Framework 4, adopted February 2023 and the East Dunbartonshire Local Development Plan 2 (LDP2), adopted in November 2022.

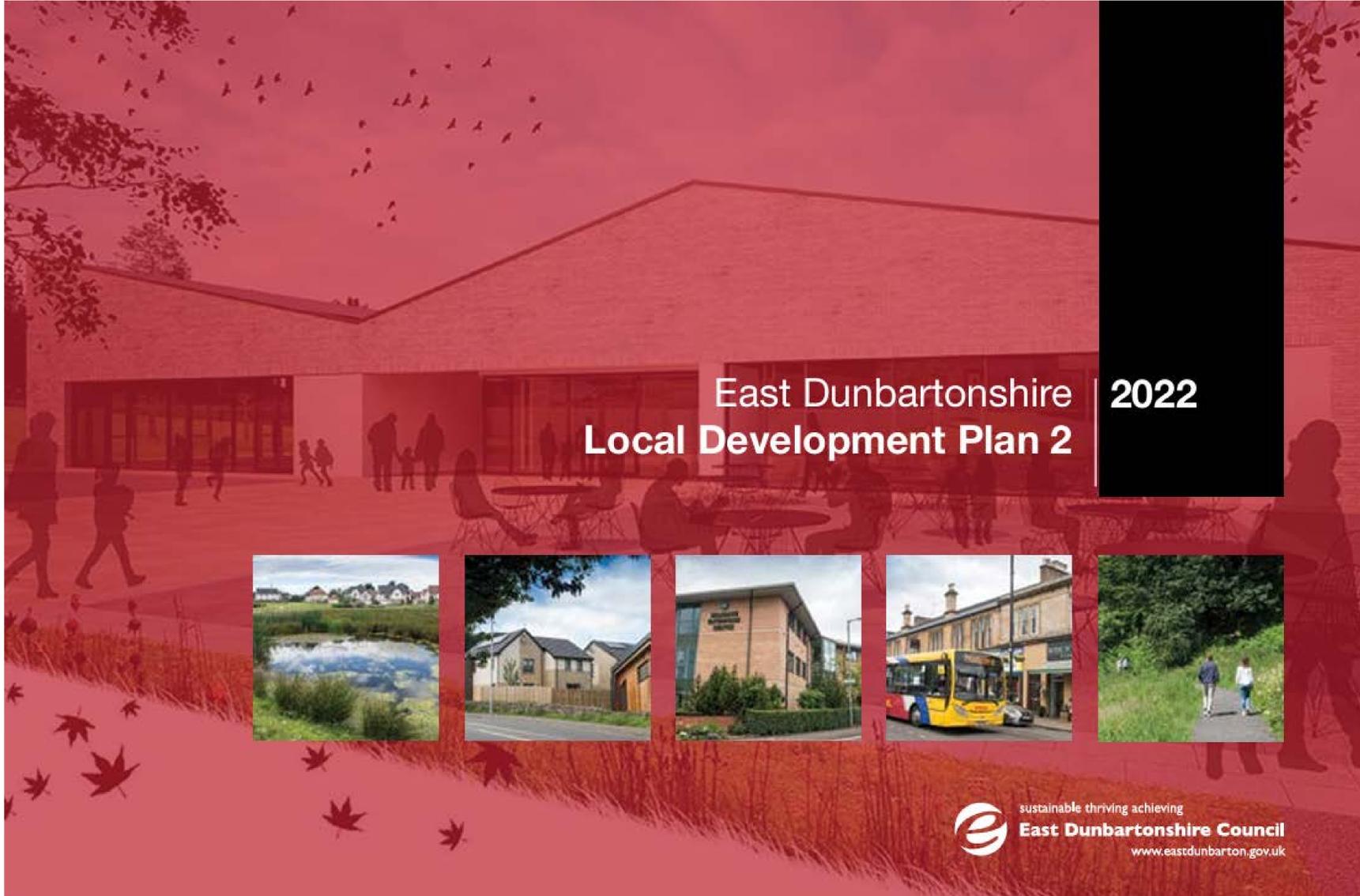
On the LDP2 Policy Map, the site is subject to a 'Townscape Protection Area' (LDP2 Policy 19) designation, apart from the building on the eastern site edge, which is in a Conservation Area (LDP2 Policy 19). The football and rugby pitches are also designated as 'LDP2 Policy 13 - Outdoor Pitch'.

Compliance with the relevant development plan policies will be fully considered and addressed within the planning application submission.

The Myrtle Avenue site forms a key part of the planning strategy in relation to the proposal to build a replacement Lenzie Academy on the Whitegates Park site, which is subject to a planning application submitted in February 2026. It is recognised that LDP2 Policy 13 (Community Facilities and Open Space) states that for proposals resulting in the loss of existing outdoor sports facilities and useable open space (applicable to Whitegates Park), suitable replacement and enhanced facilities are to be provided in a location that is convenient and accessible for users. In this regard, it is proposed that offsite mitigation measures are delivered at the Myrtle Avenue site. A planning application will therefore be submitted in Q2 2026 for the demolition of the existing Lenzie Academy main school building, proposed redevelopment of existing school site to create new parkland, open space, sport, recreational, woodland and wetland areas, including refurbishment of existing sports hall and associated works.

Furthermore, the Myrtle Avenue proposals are necessary in order to deliver off-site biodiversity enhancements as required by NPF4 Policy 3 (Biodiversity), given that this cannot be achieved as part of the Whitegates Park development proposals alone.

If planning permission is granted for the Whitegates Park and Myrtle Avenue development proposals, it is likely that a condition will be attached to the Whitegates Park site Decision Notice which requires the Myrtle Avenue development to be implemented within a specific timeframe of the new Lenzie Academy at Whitegates Park becoming operational. This will ensure that the proposed development at Myrtle Avenue is delivered.



Cover page for LDP document

MYRTLE AVENUE

East Dunbartonshire Council

Proposed Development - Site Layout

Section 4

A detailed planning application will be submitted in Q2 2026 for the demolition of the existing Lenzie Academy main school building and development of the site to create new parkland, open space, sport, recreational, woodland and wetland areas, including refurbishment of existing sports hall and associated works.

The draft proposals for this site, as illustrated on the draft plan are as follows:

- Removal of school buildings except for the existing sports hall
- Refurbish the existing sports hall
- Provide hardstanding areas for pedestrian access
- Remove artificial playing pitches and replace with neutral grassland
- Incorporate a pond and wetland area
- Incorporate a mix of native and ornamental tree, scrub, shrub and grass species to create a variety of ecological habitats
- Provide a variety of areas for informal play and recreation including the replacement of the informal football pitch at Whitegates Park.

The landscape proposals aim to create a welcoming and lively space for the community, whilst replacing habitats that would be lost at the Whitegates Park site, including wetland, species-rich grassland, native scrub, wet woodland, native woodland, and individual trees. The dual aims seek to restore ecological value whilst creating an attractive public space.

The reduced car park will continue to serve visitors, with disabled parking bays relocated closer to the retained sports hall. A network of footpaths will link the different areas of the site, with seats and benches placed along the routes so people can rest and enjoy the surroundings. Bins will also be provided to help keep the park tidy.

A new pond with a boardwalk will form a central feature, providing a home for water-loving plants and wildlife and adding movement and life to the landscape. Existing perimeter hedges will be kept and new ones planted to enhance the park's boundary.

The park will include an adventure play area with timber-style equipment for a range of ages and abilities, as well as a nature play area that encourages imaginative outdoor play. Grassed mounds will add interest to the terrain, and an informal football pitch will follow the size and position of the current pitch.

Lighting will help keep the park accessible and safe during darker hours. An open grassland area will provide space for community events, with a fringe of longer grass to support insects and wildflowers. A native species orchard, with a meadow flower understorey, will bring seasonal colour and wildlife interest. Existing woodland will be improved, and new woodland and individual trees will be planted to create shade, shelter, and a richer natural setting.

Material relocation from Whitegates Park to Myrtle Avenue:

While moving large, mature trees may not be practical in terms of cost or feasibility, smaller scrub and shrubs could be carefully transplanted. Felled trees could also be reused on site as natural habitat features, providing nesting and shelter opportunities for pollinators and other wildlife, particularly in quieter, more secluded areas of the park. All measures would depend on suitable storage arrangements during the interim period and timing of site handover.

Circular economy and reuse of school demolition materials:

Materials from the school demolition, such as crushed brick, rubble, and cladding, could be reused within the new park. Subject to meeting engineers' specifications, crushed materials may form part of the sub-base for new footpaths. In more secluded areas, such as the eastern woodland edge, selected materials could also be used to create habitats for invertebrates and other small species, away from areas of regular public activity.

Wood and metal salvaged from the demolition could be repurposed into practical and attractive park features, including benches, cycle stands, and wildlife boxes for birds and hedgehogs. This approach supports a circular economy by reducing waste while adding character and ecological value to the site.



Examples of proposed landscaping

Draft Proposed Site Plan - subject to change

EIA Screening

Given the nature, scale and location of the proposals, it is not anticipated that a formal Environmental Impact Assessment (EIA) will be required. However, in order to confirm this, a Screening Opinion request was submitted to the Council in February 2026, outlining the purpose and potential environmental effects of the proposed development. This EIA screening request takes into account both the Whitegates Park and Myrtle Avenue proposals when assessing the cumulative likely significant effects on the environment.

The Screening Opinion request concluded that the likely environmental effects of the proposed development will not be significant when considered against the Selection Criteria set out in Schedule 3 of the 2017 Regulations, and an EIA is therefore not necessary. Whether an EIA is required will be confirmed by EDC as Planning Authority when they issue a formal Screening Opinion. This is expected imminently.

Transport

The redeveloped site will attract recreational users, and users of the sports facility. It is expected that most recreational users will walk or cycle from surrounding residential areas. Some users of the sports facilities may come from further afield, currently 10 parking spaces are allowed for, including 3 accessible bays.

Pedestrian and cycle access will be provided from Elm Avenue, Larch Avenue and Myrtle Avenue, with internal footpaths linking all three access points.

The vehicle access from Elm Avenue will be retained, with parking provided close to the sports facility.

A Transport Statement will accompany the planning application. This will focus on:

- The traffic impacts during the demolition and construction stages. The focus will be on the safe management of construction vehicles, and minimising any impacts / disruption to local residents.
- The design of pedestrian, cycle and vehicle entrances into the site.
- Promoting 'Access for all'.
- Ensuring that suitable levels of car and cycle parking is provided within the site.

Noise

Acoustic consultants Sandy Brown have been engaged to provide acoustic design advice for the project.

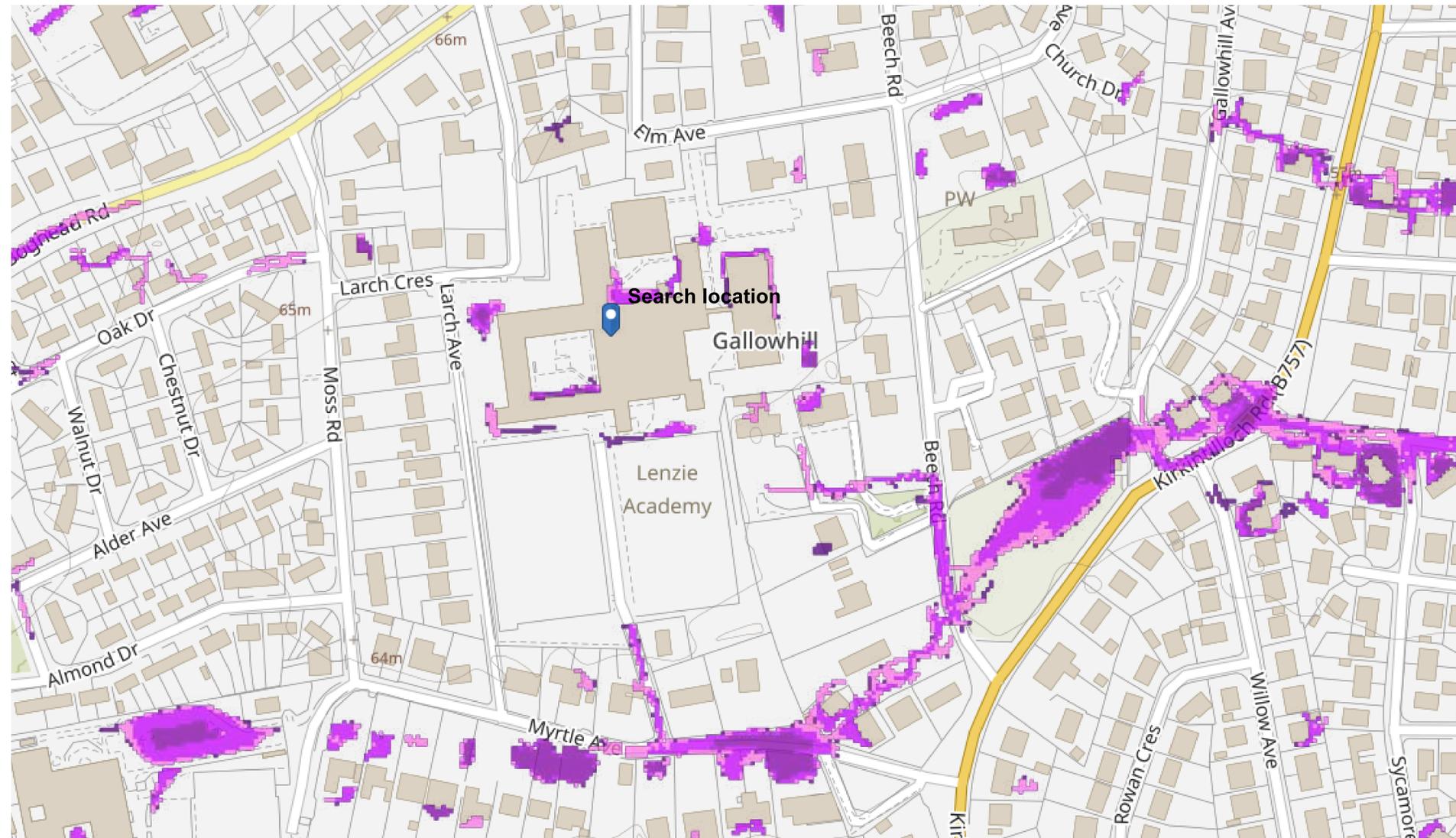
As the school is being demolished and relocated, noise associated with the school (playground noise, drop-off and pick-up traffic, deliveries etc.) will cease.

The site currently includes an artificial grass football pitch and a rugby field. The proposed open-space development will remove these and provide a variety of planting and habitat types, including neutral grassland for informal recreation, with an informal football pitch. The natural grass football pitch is proposed to have the same dimensions and area as the existing synthetic pitch. There is little difference between the noise created by grass and synthetic pitches because the noise tends to be due to players' voices and shouting, rather than the ball rolling on the playing surface. The noise levels at the houses are therefore expected to be similar in the future, and the hedge boundary is to remain in place.

A small adventure play area is proposed to the north of the pitch. The main playing elements are in the centre of the area and are therefore not too close to the houses.

Some new external building services plant is proposed as part of the sports building upgrades. This is proposed to the west of the existing sports building. Noise from the proposed plant will need to meet the requirements of the East Dunbartonshire Council environmental health department at the closest dwellings. An environmental noise survey and noise impact assessment will be undertaken at RIBA Stage 3 to establish design measures needed to ensure there is no adverse impact on the closest dwellings.

There will inevitably be noise during the demolition and construction stages. The contractor will be expected to adopt best practice measures to control noise and vibration and to work only within the permissible hours set by the local authority



Scottish Environment Protection Agency Flooding Map

Flooding

Review of the SEPA future flooding maps indicate areas of high, medium and low likelihood of surface water and small watercourse flood as indicates on the extract.

It is expected that these are related to low points within the site. In line with the surface water management planning guidance, all overland flow routes for surface water will be managed and contained within the site boundary in the permanent design proposals so that it does not pose a risk to the neighbouring properties.

Ecology

Mature trees in the north-west and east of the Myrtle Avenue site are of local ecological value, providing features that may be used by roosting bats and nesting and roosting birds, and supporting a range of other species through the provision of habitat, food and shelter. Trees make an important contribution to biodiversity and habitat connectivity within the site and the surrounding local urban ecosystem. These trees will be retained, and their immediate environment enhanced.

The remaining habitats at Myrtle Avenue are off site, or lower, ecological value.

Areas of native habitat will be created at Myrtle Avenue, including woodland, scrub, grassland and wetland, and individual trees will be planted. These will represent a significant ecological enhancement to the existing habitats at Myrtle Avenue and will contribute positively to biodiversity and habitat connectivity in the local area. They will also help offset residual impacts to habitats and trees at Whitegates Park arising from land take associated with construction of the new secondary school.

Ecological enhancements at Myrtle Avenue will also extend to species. Lenzie Academy has moderate potential to support roosting bats and, although none were recorded during surveys, provision will be made through the installation of bat boxes. Nest boxes will also be installed for breeding birds, particularly urban species of conservation concern such as house sparrow and starling. Boxes will be installed on the retained Sports Hall and in trees.

The proposed habitat enhancements at Myrtle Avenue will further increase the availability of foraging habitat for bats and birds, while also providing additional food resources and shelter for other fauna including invertebrates and amphibians.

A Habitat Management Plan (HMP) incorporating both Myrtle Avenue and Whitegates Park will ensure that retained and created habitats across both sites will be managed to maintain an enhanced ecological condition.

What happens next:

- We hope that you have found the exhibition helpful.
- We would be grateful if you could complete a feedback form to ensure that your views are recorded and can be considered as the proposals are further developed.
- The Design Team will consider all comments received during the pre-application stage and details of how the proposed development has progressed during the consultation process will be set out in the Pre-Application Consultation (PAC) Report which will be submitted with the planning application.
- Please note that comments made at this stage are made to the prospective applicant only (East Dunbartonshire Capital Projects Team) and are not formal representations to East Dunbartonshire Council as Planning Authority. Once a subsequent planning application is submitted, there will be a further opportunity to make formal representations to East Dunbartonshire Council as Planning Authority during the statutory planning determination period.
- Please note that any comments relating to the proposed development at Whitegates Park should be submitted separately to East Dunbartonshire Council during the consultation period following submission of the planning application.



Please scan for more information

Please leave your completed comments form in the box provided or alternatively submit your comments:

- By email - MyrtleAvenue@Stantec.com
- Or by post - Stantec, 5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY
- Alternatively, you can complete an online feedback form that you will find on EDC's Lenzie Academy Project Page: <https://www.eastdunbarton.gov.uk/services/a-z-of-services/primary-secondary-and-earlyyears-education/secondary-school/lenzie-academy-rebuild/>
- All comments should be sent to the Project Team by Friday 13 March 2026.

Supporting Information

The forthcoming planning application will be supported by a range of supporting studies that will individually assess potential environmental impacts on their specific topic areas. The final list will be agreed with the Planning Authority through pre-application discussions, but it is likely that the following supporting documentation will be submitted:

- Planning Statement
- Design and Access Statement
- Landscape Report
- Pre-Application Consultation Report
- Flood Risk Assessment
- Drainage Strategy and Design
- Transport Statement
- Noise Impact Assessment
- Phase 1 Ground Investigation Report
- Landscape Management and Maintenance Schedule
- Historic Environment Desk Based Assessment
- Tree Survey and Arboricultural Impact Assessment
- Energy and Sustainability Statement
- Ecological Impact Assessment
- Construction Methodology Statement
- Lighting Scheme and Impact Assessment
- Site Waste Management Plan (Construction Phase)
- Existing and Proposed Drawings and Plans

Timeline



Project Team

Client



Contractor



Project Management



Architect



Planning Consultant



Quantity Surveyor



Landscape Architect



MEP & Fire Engineer



Acoustic Consultant



Civil & Structural Engineer



Transport Consultant

