

Development Management Sub Committee

Wednesday 7 March 2018

Report for forthcoming application by

City Of Edinburgh Council. for Proposal of Application Notice

18/00237/PAN

At Site 117 Metres Northeast Of 3, Burdiehouse Crescent, Edinburgh

The erection of a new-build school for children with additional support needs including all associated hard & soft landscaping, external stores, boundary fencing, car parking with drop off areas and upgrading of the existing access road.

Item number	9.1
Report number	
Wards	B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for a new school at Burdiehouse Crescent, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice 18/00237/PAN on 17 January 2018.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The development site, covering an area of 3.4 hectares, lies in south east Edinburgh and is currently an area of hardstanding and landscaping. It is the site of the former Burdiehouse Primary School, which has been demolished.

The site is located to the south of Southhouse Crescent and to the north of the Burdiehouse Burn Valley Park. It is bounded by trees on all sides.

The majority of the site is within the Urban Area, although there are some areas of designated Open Space within the application site. The site is also within an Area of Importance for Flood Management. The land to the south, east and west is within the Burdiehouse Valley Park, which is a Local Nature Conservation Site in the Local Development Plan (LDP). The areas to the north comprise mainly of housing developments.

2.2 Site History

The site was the location of the former Burdiehouse Primary School, which was demolished in 2010.

Main report

3.1 Description Of The Proposal

An application for planning permission will be submitted for the erection of a new school for children with additional support needs, with associated hard and soft landscaping, external stores, boundary fencing and car parking. No details have been submitted regarding access, landscaping or design.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is within the Urban Area in the LDP. Some parts of the site are designated Open Space.

Parts of the site lie within a Local Nature Conservation Site and an Area of Importance for Flood Management.

If development is proposed within these areas, due consideration of the constraints and any supporting information will be essential.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

A design and access statement will be required to accompany the application. Regard must be given to the design policies in the LDP and the Edinburgh Design Guidance.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regards to transport policies of the LDP and the Edinburgh Design Guidance. Consideration should be given to the impact on traffic flows on local roads, access to public transport, and sustainable travel.

Supporting transport information will be required to support the application.

d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. This will include extensive flood risk data and hydrology information, as well as ecology information and detailed sections of any land-raising. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Hydrology Report;
- Tree Survey;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species Survey.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 18/00237/PAN) outlined a public exhibition to be held on 14 March 2018 at Valley Park Community Centre.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

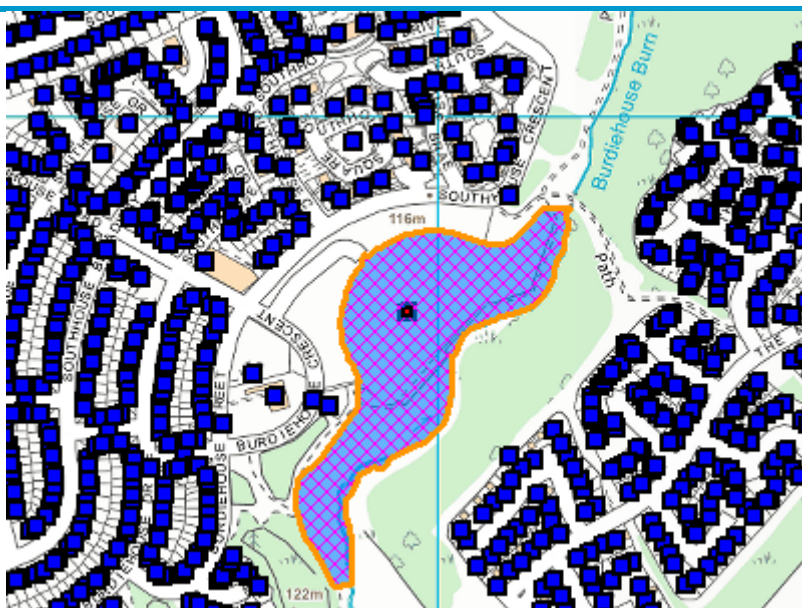
PLACE

The City of Edinburgh Council

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Location Plan



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