

# Development Management Sub Committee

**Wednesday 21 March 2018**

**Report for forthcoming application by**

**West Craigs Limited. for Proposal of Application Notice**

**18/00277/PAN**

**At Forrester High School And St Augustines RC High School, 208 Broomhouse Road, Edinburgh  
Erection of extension to existing Forrester High School and St Augustines RC High School.**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	B03 - Drum Brae/Gyle

## Summary

---

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for extensions to St Forrester High School and St Augustines RC High School, on the school campus site.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 18/00277/PAN on 21 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 application site is a dual campus for the secondary schools St Augustines and Forresters High Schools at South Gyle. The site measures approximately 15 hectares and is relatively flat, laid out with low level school buildings and school pitches.

South Gyle Access Road lies to the west, Broomhouse Road lies to the east, Bankhead Drive lies to the south and new housing is being built out to the north. The Tram route runs along the south of the site and the train route to the north. The site is surrounded by 2m high perimeter fencing with an established line of trees along the western boundary down South Gyle Access Road.

The main access to the site is from Broomhouse Road, the service road accesses off the roundabout on South Gyle Wynd. Each school has separate pedestrian points. Forresters School sits on the south of the campus and is linked to St Augustines in the north by a combined sport and community building. The buildings are linked by an enclosed walkway.

### **2.2 Site History**

26 March 2007- Planning permission granted for the erection of 2 new 900 pupil high schools with associated sports/community facility, erection of new Forrester Rugby Club, demolition of existing schools and construction of sports pitches, (application number 06/02338/FUL).

26 February 2008 - Planning permission granted to amend the plans approved under application 06/02338/FUL (application number 08/00714/FUL).

24 January 2010 - Request for minor variation ref; 08/00714/VAR for changes to site layout.

6 October 2010 - Deletion of St Augustine's Grass Pitch and MUGA, replaced with two all weather sports pitches, and associated hard and soft landscaping, including floodlighting and fencing (application number 10/00465/FUL).

## **Main report**

---

### **3.1 Description Of The Proposal**

The application has been submitted on behalf of West Craigs Ltd for Planning Permission in Principle for the erection of extensions to the existing St Augustines RC High School and Forrester High School. No details have been submitted with the application.

### 3.2 Key Issues

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

**a) The principle of the proposed uses on this site is acceptable;**

The site is within the urban area as defined in the Edinburgh Local Development Plan.

**b) The design and scale of the proposed development are acceptable and comply with Edinburgh Design Guidance;**

No details have been submitted to date. A design and access statement will be required in support of the application.

**c) There would be a detrimental impact on the environment as a result of the proposal;**

Detailed consultation on environmental matters will be required.

**d) The proposal would adversely affect residential amenity or road safety;**

A full assessment will be made through the process of the planning application. In order to support the application the following documents will be submitted:

- Pre- application consultation report;
- Planning Statement;
- Design and Access Statement;
- Archaeology report;
- Transport Information;
- Landscape and Visual Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Tree Survey; 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**

The Proposal of Application Notice (reference 18/00277/PAN) outlined a public exhibition. This is expected to be held on a revised date of Wednesday 28 March 2018 2pm-7pm at Marriott Hotel Glasgow Road, Edinburgh. The applicant will notify Corstorphine Community Council, Sighthill Broomhouse and Parkhead Community Council and local councillors of this revised date.

### **8.2 Publicity summary of representations and Community Council comments**

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

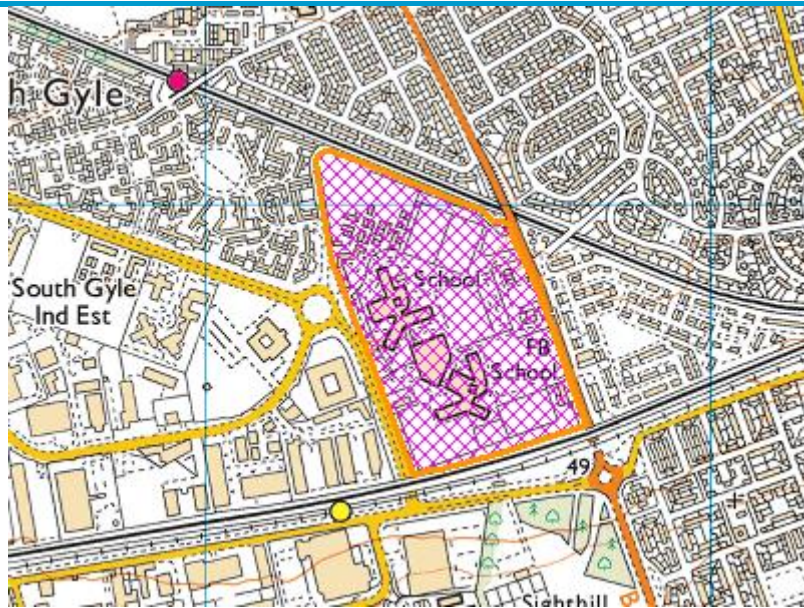
The City of Edinburgh Council

Contact: Jennifer Paton, Senior Planning Officer

E-mail: [jennifer.paton@edinburgh.gov.uk](mailto:jennifer.paton@edinburgh.gov.uk) Tel: 0131 529 6473

## Location Plan

---



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420  
**END**