

# Development Management Sub Committee

Wednesday 23 September 2020

**Application for Planning Permission 19/05832/FUL at Bangholm Outdoor Centre, Craighall Gardens, Edinburgh. Erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community.**

Item number

Report number

Wards

B04 - Forth

## Summary

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The proposal will enhance the existing recreational and community facility and is acceptable in principle and in terms of design and form. The proposal will not result in any unreasonable loss of amenity to neighbouring properties or have a detrimental impact on road safety. The impact on trees is acceptable subject to replacement planting.

The proposal complies with the Edinburgh Local Development Plan and there are no material considerations which outweigh this consideration.

## Links

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[Policies and guidance for this application](#)

LEN06, LEN12, LEN15, LEN16, LEN18, LEN21, LDES01, LDES03, LDES04, LDES05, LHOU07, LTRA02, LTRA03, LEN22,

# Report

**Application for Planning Permission 19/05832/FUL at Bangholm Outdoor Centre, Craighall Gardens, Edinburgh. Erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community.**

## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The application site is an area of open space and sports facilities known as Bangholm Recreation Ground. The site is used by the nearby Trinity Academy and the community and is owned by the Council.

The site lies within the urban area. The majority of the site is designated as open space in the Edinburgh Local Development Plan (LDP) with the exception of the land covered by existing buildings. The pedestrian access to the north west is also covered by a Local Biodiversity Site.

The surrounding area is predominantly residential. To the east, this includes two storey villas and flatted blocks which form part of the Trinity Conservation Area. Immediately surrounding the site to the north and south west are two heavily planted active travel routes, the Victoria Path and the Chancelot Path, which form part of a linear Local Biodiversity Site. Trinity Academy is approximately 400 metres by road to the north east.

The development site covers an area of 1.29 hectares while the wider playing fields cover an area of 1.95 hectares. The development site consists of various single storey buildings, a car park/ hardstanding area and part of the existing grass rugby pitch, along with an area linking to the Victoria Path and an area connecting to Holy Cross Primary School.

The existing buildings were constructed at different periods. The oldest building dates from the 1930s and was built as a pavilion type building with later temporary prefabricated buildings added in the 1950s. The newest building on site dates from 2006 and currently functions as a sports centre. All but the newest of the buildings are now in a poor state of repair and considered unsafe for use. There are also a number of shipping containers onsite used for equipment storage.

The car park currently has marked parking spaces for eight vehicles. However, much of the hard-surfacing functions as a general car park area providing in excess of 20 spaces.

The vehicle access to the site is from Craighall Gardens with cycle and pedestrian access from the Victoria Path to the north.

## **2.2 Site History**

20 December 2005 - proposal for replacement pavilion and all weather sports pitches and floodlighting determined as deemed consent following referral to Scottish Ministers (05/00082/CEC).

4 September 2006 - New changing pavilion to replace existing, deemed permission (06/02862/CEC).

## **Main report**

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### **3.1 Description of the Proposal**

It is proposed to demolish the existing buildings and redevelop the area occupied by the buildings and the existing car park. The development would consist of a main block measuring 2733 sqm. The block would be two storeys in height and function as a sports centre. Internally this will accommodate a main sports hall, a gym hall, dance studio, fitness suite, a flexible PE theory, community learning and café/community facility, along with changing rooms, toilets, office, storage and associated ancillary uses. A smaller building, measuring 50sqm, is proposed to the north east of the site which would operate as an outdoor centre including a workshop and changing facilities. A further external store is also proposed in this area.

Vehicular access will be provided using the current site entrance off Craighall Gardens with new pedestrian and cycle access points to the south east of the site connecting to Holy Cross Primary School and to the Victoria Path to the north west.

### **Supporting Information**

The following documents were submitted in support of the application:

- Design and Access Statement;
- Local View Statement;
- Landscape Plan;
- Surface Water Management Plan;
- Ecological Survey;
- Bat Survey;
- Tree Survey and
- further Tree Survey and Method Statement.

These documents are available to view on the Planning Portal.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of development is acceptable;
- b) the proposals preserve or enhance the character or appearance of the conservation area;
- c) the scale, form and design are appropriate;
- d) the impact on trees and the local biodiversity site is acceptable
- e) impact on neighbouring amenity is acceptable;
- f) the proposal will have any parking, traffic or road safety issues;
- g) there are any other material considerations and
- h) any comments have been addressed.

#### a) Principle of Development

The site is within the urban area and the majority of the site is designated as open space other than the footprint of the buildings which historically occupied the site, noting that the facility dating from 2006 is partially within the open space designation. The proposed sports centre and outdoor access centre are a replacement and enhancement of existing facilities; together these will increase the developed area by approximately 1000 sqm and include the development of land designated as open space.

Local Development Plan (LDP) Policy Env 18 (Open Space Protection) is used to assess any loss of open space. This states that proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment and
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and

- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space, or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

The open space proposed to be lost currently forms the hardstanding and car park area between the existing buildings. None of the space functions as usable open space.

In accordance with the criteria of LDP Policy Env 18, the development, though larger in scale than the existing facility, will not have an unacceptable impact on the quality or character of the local environment. The portion of open space is a small part of a much larger area and has very limited value. Whilst there is a noted shortage of accessible space in the wider Trinity area to the north west, the site itself offers and is surrounded by good quality open space and the loss of this area would not be detrimental to the wider network. Overall, the development is for a community purpose and the benefits to the local community outweigh the loss of this small non-functional area.

The loss of open space complies with LDP Policy Env 18.

#### b) Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

LDP Policy Env 6 (Conservation Areas - Development) states that development affecting the setting of a conservation area will be permitted if it preserves or enhances the special character or appearance of the conservation area.

The eastern edge of the development site adjoins the Victoria Park Conservation Area. The conservation area is focused around Victoria Park and Victoria Park House and includes Victorian suburban development, with terraces and large villas in generous grounds. The conservation area character appraisal notes the contrast between open parkland and the more compact development which surrounds it.

The two residential streets of Craighall Gardens and Craighall Terrace border the development and contain semi-detached stone villas and terraces, along with a modern four storey flatted development.

A local view statement has been submitted as part of the application. This describes how the main building has been designed so that the double height spaces are located to the north west corner. This allows for the massing to be reduced to single storey where it is closest to the conservation area in order to minimise any impact.

Replacement tree planting is to be used to minimise the impact of the scheme when viewed from the conservation area. Additionally, the development will improve the appearance of the site through removal of dilapidated buildings.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve or enhance the character and appearance of the conservation area, in compliance with LDP Policy Env 6.

### c) Scale, Form and Design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regards to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

The main building has a basic rectangular form reflective of the functional spaces within. The overall form and height of the building is broken up through the set back of the upper storey space, which is to be used as a double volume, sports halls. The use of semi-translucent cladding to this upper storey will enhance this appearance and add interest to the form. The ground floor elevations consist of plain buff and feature brickwork patterns with glazing and a slight recess to the main entrance and glazing to the west. The entrance and café area will provide further animation to this space.

The smaller scale outdoor centre will be relatively utilitarian in design, having a low-key appearance, with vertical-laid black metal cladding.

The development sits within a mixed context of open space playing fields and modern, four storey flatted residential blocks bordering the Victoria Park Conservation Area, which contains larger semi-detached villas. The linear Local Biodiversity sites are heavily planted and provide some screening to the site from the north and west in local views. The proposed buildings will be distinct within this context. However, the design adds a degree of interest and animation to the space and is appropriate for its use. It responds to the context through the recess of the upper storey where it sits close to the open space and conservation area. In height, the development will sit lower than the neighbouring flatted blocks. The use of cream/buff brick will complement the sandstone palette of nearby buildings, subject to condition.

The site itself has few features of interest. The removal of the existing dilapidated buildings from the site will have a positive impact on the character of the area.

The proposal complies with LDP Policies Des 1, Des 3 and Des 4.

#### d) Impact on Trees and the Local Biodiversity Site

The site incorporates part of a local biodiversity site to the north west and borders the Victoria Park Conservation Area.

##### *Trees*

LDP Policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

LDP Policy Env 6 (Conservation Areas - Development) requires development to preserve trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area.

It is proposed to remove 12 trees in total to facilitate the development. Two of these trees are from within the site and 10 in the surrounding area, including within the local biodiversity area. The tree survey and supporting information identify the majority of these trees as being in category U trees, meaning that they are in a poor condition. The survey recommends removal based on their health.

To the main entrance, an existing category C cherry tree is proposed for removal to facilitate construction. The tree is in moderate condition and currently acts to soften the edge of the site with the conservation area. Had it not been proposed for removal, it would be expected to live for a further 10 years. It is proposed to replace this tree with two further trees, which in time will establish this role.

The survey also identifies a 23m high lime tree just beyond the development boundary to the north east of the site, on the edge of the conservation area and within the garden ground of the modern flatted block on Craighall Avenue. This tree has been classed as a category A tree as a result of its landscape value. The single storey outdoor centre is proposed to be developed within the projected root protection and canopy area of this tree. At present the existing pavilion building lies partially within this area, along with several metal storage containers. A separate tree report and method statement has been submitted in relation to the tree. This recommends that prior to development, a series of investigations be undertaken to ascertain the actual locations and extent of the tree's roots. It provides detail on methods for ground protection, demolition of buildings and potential foundation solutions to allow development without affecting the tree roots.

Despite this, it is unknown if it will be possible to construct the outdoor centre without negatively affecting this tree. Given the extent to which the building is proposed within the indicative root protection and canopy area, there is potential that there will at least be some negative impact on the tree.

However, it is accepted that should methods to preserve the tree not be possible, given the wider community benefits of the proposal, the impact or loss of this tree can be justified, subject to replacement tree planting.

A planting plan has been submitted indicating 12 new trees within the grounds of the sports centre. However, this does not include replanting within the local biodiversity site and as yet cannot indicate a replacement tree should the category A lime tree be affected by the development. As such, conditions have been applied requiring a further planting and landscape plan along with maintenance arrangements to be submitted. This requires trees to be selected to enhance biodiversity, amenity and range of tree species.

#### *Local Biodiversity Site*

LDP Policy Env 15 (Sites of Local Importance) ensures development will not have an effect on locally protected sites.

LDP Policy Env 16 (Species Protection) ensures development will not have an adverse impact on species protected under European or UK law.

A preliminary ecological appraisal and bat survey were submitted as part of the application. These indicate that there will be no adverse impact on species within the area with the site being generally of low ecological value. The appraisals recommend precautionary methods to avoid impact on breeding birds when felling trees along with enhancement measures including bat boxes. These elements have been included as informatives.

#### e) Neighbouring amenity

LDP Policy Des 5 (Development Design - Amenity) states that development will be permitted where the amenity of neighbouring development is not adversely affected.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) does not permit development which would have a materially detrimental effect on the living conditions of nearby residents.

The nearest residential properties to the development lie to the east of the site on Craighall Gardens and Grandfield to the north east.

The site is currently in use as a sports and outdoor centre and is regularly used by neighbouring schools during the day and the wider community in the evenings and weekends. The proposal would see an increase in activity, with the provision of a larger amount of facilities. However, these are housed within the proposed buildings, ensuring minimal noise disruption from activities. The only increase in outdoor provision is that of a small grass running track.

A sun path analysis has been submitted as part of the application and this indicates there will be no overshadowing to neighbouring properties and only limited overshadowing to shared amenity ground. There are no windows to the upper floor of the main sport centre block and no windows proposed on elevations to the outdoor centre where this adjoins the garden ground of neighbouring residential properties.

The semi-translucent upper storey of the proposed main building has the potential to cause a degree of light pollution, as does the existing floodlights to pitches. As a result of the 2006 application, the floodlights are currently restricted for use only between 8am and 10pm. A further informative has been applied to ensure there is no disturbance from illumination of the building.

Concerns have been raised in relation to the potential disturbance from both pupils and members of the public accessing the facilities.

Although this application does not form a proposal for a material change of use of the land, the applicants have advised that the new pedestrian and cycle access to the north will be the preferred route for pupils from Trinity Academy and there is a proposed access from Holy Cross Primary School. This will minimise the current use of informal short cuts and residential streets.

Existing access arrangements will remain in place for other users and vehicular access will be facilitated by the provision of a drop off point and turning circle for mini buses. Reduced parking and increased active travel access will encourage users not to travel by car and create a better environment for pedestrians. Parking is addressed further in part e).

The use of the site as a sports centre, along with community uses, is long established and whilst there will be an increase in activity with the new facilities, this will be controlled through operational means and improved access arrangements. The development will not create an unacceptable impact on neighbouring residential amenity and complies with LDP Policies Des 5 and Hou 7.

#### f) Transport

LDP Policy Tra 2 (Private Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

LDP Policy Tra 3 (Private Cycle Parking) states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

The proposal includes 50 cycle parking spaces in two different locations, at the main entrance and from the active travel route to the north. Parking on site has been reduced to two disabled spaces and four spaces with electric vehicle charging.

As indicated in d) the proposal has been designed to increase active and sustainable transport through increased cycling provision and connections and a reduction in parking.

The Roads Authority has no objections to the proposal and has commented that a controlled parking zone is being pursued for this area and is anticipated to come into operation in 2023.

The proposal will reduce the use of cars, prioritises active travel and accords with LDP Policies Tra 2 and Tra 3.

g) Other material considerations

*Flooding*

LDP Policy Env 21 (Flood Protection) seeks to ensure development does not result in increased flood risk or be at risk of flooding by demonstrating sustainable drainage measures.

The applicant has submitted a surface water management plan and supporting information. The Council's flooding officer has confirmed that this is acceptable subject to Scottish Water consultation. Scottish Water has no objections to the proposal.

*Waste*

A suitable bin storage area has been provided on site, with bins moved to the front of the site on collection days to facilitate access. The development will be subject to 'internal trade' collections as it is in Council ownership. Waste officers have confirmed they have no objections.

*Contaminated land*

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) states that planning permission will only be granted for development where there will be no significant effects for health, the environment and amenity.

Environmental Protection has requested that a site survey is undertaken prior to the commencement of development in order to establish whether there is a risk to human health from contaminants in the land as a result of prior railway use. The applicant will be required to complete and submit a contaminated land investigation for approval by the Council before any works commence on site.

The proposal complies with policy Env 22.

*Archaeology*

The City Archaeologist has concluded that there are no known archaeological implications regarding this application.

h) Public comments

**Material comments - objections**

- Lack of parking provision and impact on street parking - This is addressed in section 3.3 f);
- Increased traffic; - This is addressed in section 3.3 f);
- Road safety issues with pupils having to cross roads - new access arrangement for pupils are proposed and addressed in section 3.3 f);
- Loss of amenity from ball fences - This has been removed from the updated landscape plan;
- Impact of noise - This is addressed in section 3.3 d);
- Impact on trees - the is addressed in section 3.3 b).

## **Non-Material comments - objections**

- Loss of view - This is not a material planning consideration;
- Potential for increase in on-site anti-social behaviour - the site will increase security and minimise trespassing as a result.

## **Material comments - Neutral**

- Support scheme but concerned over parking - This is addressed in section 3.3 e);
- Support but concerned for protected species - This is addressed in section 3.3 c).

## **Material comments - Support**

- Positive support for the application and provision of facilities.

## Conclusion

The proposal will enhance the existing recreational and community facility and is acceptable in principle and in terms of design and form. The proposal will not result in any unreasonable loss of amenity to neighbouring properties or have a detrimental impact on road safety. The impact on trees is acceptable subject to replacement planting.

The proposal complies with the Edinburgh Local Development Plan and there are no material considerations which outweigh this consideration.

It is recommended that this application be Granted subject to the details below.

## **3.4 Conditions/reasons/informatives**

### **Conditions: -**

1. A fully detailed planting and landscape plan shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. This must detail replacement tree planting within the local biodiversity site and should tree NT5 as specified on Tree Protection Plan (reference ERZ 19 14 P20) be found to be compromised by the development, detail of its replacement. Trees to be included must enhance biodiversity, amenity and range of tree species. The approved plan shall be implemented within 6 months of the completion of the development.
2. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".

3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
4. Prior to the commencement of construction works on site:
  - (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of by the Planning Authority, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
  - (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Planning Authority.

**Reasons: -**

1. In order to ensure that suitable replacement and enhanced tree planting is achieved, appropriate to the location of the site.
2. In order to safeguard protected trees.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

**Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. Prior to occupation of the development, details demonstrating that noise from all plant (including air source heat pump system) complies with NR25 within the nearest residential property (with window partially open for ventilation purposes) shall be submitted for written approval by the planning authority.
5. Any new lighting scheme, including internal and external illumination, should be designed to avoid illuminating any of the woodland belt to the north-west of the site likely used by foraging and commuting bats.
6. Internal illumination at the upper level should be controllable to prevent disturbance to neighbours.
7. Internal illumination at the upper level should cease after 10pm to prevent disturbance to neighbours.
8. Based on the proposed demolition and tree felling there is a risk of killing/injury to nesting birds within these habitats which could result in an offence being caused; particularly during the nesting bird season (February to August, inclusive). Any demolition/felling should take place outside of the bird nesting period (i.e. outside of March to August inclusive) or failing that following confirmation by a suitably qualified ecologist that nesting birds are absent from the habitats to be cleared. These mitigation measures are a legal requirement and would therefore be secured as such.
9. To aid the schemes accordance with 'Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features' of the Edinburgh Local Development Plan, a minimum of two bat boxes should be installed on on-site mature trees.
10. A contribution of £2,000 will be required to progress the necessary traffic order.
11. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the approval of the Planning Authority.
12. In order to ensure that the landscaping works are properly established on site, a landscape management plan, including tree replanting, should be submitted to the Planning Authority before work is commenced on site and implemented within 6 months of the completion of the development.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

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

The application was advertised on 10 January 2020.

A total of 132 representations were received relating to the proposal. These included 15 objections, 115 support comments and two neutral comments. These included a response from the community council.

The representations are summarised and addressed in the assessment section of this report.

## **Background reading/external references**

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

**Statutory Development****Plan Provision**

The site is located within the urban area of the Edinburgh Local Development Plan.

**Date registered**

13 December 2019

**Drawing numbers/Scheme**

01-11, 13,

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynne McMenemy, Senior Planning Officer

E-mail: [lynne.mcmenemy@edinburgh.gov.uk](mailto:lynne.mcmenemy@edinburgh.gov.uk)

**Links - Policies**

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**Relevant Policies:**

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

# Appendix 1

**Application for Planning Permission 19/05832/FUL  
At Bangholm Outdoor Centre, Craighall Gardens, Edinburgh  
Erection of new build Sports and Outdoor Centre to replace  
existing facilities on site (to be demolished) and provide  
sports facilities to be used by both Trinity Academy (located  
on Craighall Avenue) and the wider community.**

## **Consultations**

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### Roads

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

*All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.*

### *Note:*

*The proposed application reduces the number of off-street spaces from 20 to 7 (including 2 disabled and 4 electric vehicle charging spaces);  
It is understood that 50 cycle parking spaces are being made available;  
A controlled parking zone is being pursued for this area and is anticipated to come into operation in 2023;  
A travel plan is being progressed separately.*

### Flood Officer

*Thank you for sending through the responses. These satisfy CEC Flood Prevention's concerns. Once received, please confirm that Scottish Water agree with the proposed surface water discharge to the combined sewer.*

### Scottish Water

*Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:*

### *Water Capacity Assessment*

*Scottish Water has carried out a Capacity review and we can confirm the following:*

*There is currently sufficient capacity in the Marchbank Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.*

*This proposed development will be serviced by Edinburgh PFI Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal or contact Development Operations.*

#### *Please Note*

*The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.*

#### *Surface Water*

*For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.*

*There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.*

*In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.*

#### *Archaeology*

*Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community.*

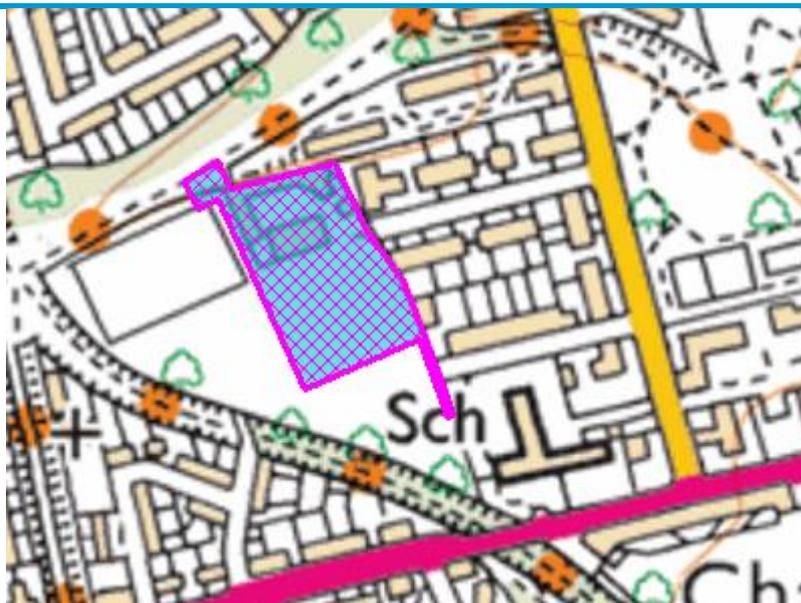
*The site lies on the coastal plain to the SW of the historic harbour at Newhaven and appears to have remained agricultural land until the construction of the current sports ground in the 1920's, of which the sports pavilion is a surviving element. Although of some local historic interest, the loss of the 1920's pavilion is not considered significant.*

*Further, although considered to be within a wider area of archaeological potential, the new sports pavilion will be constructed essentially on the site of the current sports facility. As such due to this previous site history it is considered that it is unlikely that this scheme will affect any surviving archaeological remains.*

*Accordingly, it has been concluded that there are no known archaeological implications regarding this application.*

## Location Plan

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**END**