

Development Management Sub Committee

Wednesday 19 May 2021

Report for forthcoming application by

The City Of Edinburgh Council for Proposal of Application Notice

21/01226/PAN

**at Currie High School, 31 Dolphin Avenue, Currie.
Construction of a new community high school, swimming pool and sports facilities within the grounds of the existing school plus associated external landscaping and car parking. Demolition of the existing school building.**

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the construction of a new community high school, swimming pool and sports facilities within the grounds of the existing school plus associated external landscaping and car parking.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 9 March 2021 (planning reference: 21/01226/PAN).

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 proposal site is the existing Currie High School located at 32 Dolphin Avenue to the south of Currievale Drive.

It comprises the school buildings, sports pitches and open space/footpaths associated with the school use.

The site is bound by trees and woodland, with the wider surrounds being characterised by residential homes; predominantly two-storey dwelling houses.

The Woodland School sits to the south east of the high school.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for the construction of a new community high school, swimming pool and sports facilities within the grounds of the existing school plus associated external landscaping and car parking. The proposal involves the demolition of the existing school building.

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 located within the Urban Area designated within the Edinburgh Local Development Plan, and the existing use is a school, Class 10 Non-Residential.

The proposal should accord with the LDP policies in terms of design, accessibility and landscaping.

The Strategic Education Brief (Jan 2020) is applicable.

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

The applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance).

A design and access statement will be required to support the application as well as a daylight and overshadowing assessment. A floodlighting strategy has been requested as part of the application.

Key View Analysis will be required to be submitted by the applicant identifying local and longer key city views, as per the Edinburgh Design Guidance.

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

LDP transport policies will apply to the proposal. The applicant will be required to provide transport information including a travel plan and to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

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

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- PAC Report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement and Green Travel Plan;
- Servicing Strategy;
- Landscape and Visual Impact Analysis;
- Tree Survey and Protection Plan;
- Flood Risk Assessment and Self Certification;
- Site investigation/Contamination;
- Preliminary Ecological Study/ Protected Species Habitat Survey (including bat survey);
- Waste Management Information;
- Sustainability S1 Form;
- Archaeological Phased Programme of Works;
- Noise/ site acoustics + impact on neighbouring housing and
- Floodlighting strategy for external sports + effect on neighbouring housing and bats.

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The applicant's 'Proposal of Application Notice' noted that three virtual public presentations and Q&A events were held on 20 April 2021 at 11am, 20 April 2021 at 6pm and the 22 April 2021 at 7pm.

A public notice was placed in the Edinburgh Evening News, The Currie and Balerno News on 13 April 2021, seven days prior to the event.

The applicant has confirmed that Balerno Community Council, Currie Community Council, Juniper Green Community Council and ward councillors received a copy of the Proposal of Application Notice on 8 March 2021.

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 Givan

Chief Planning Officer

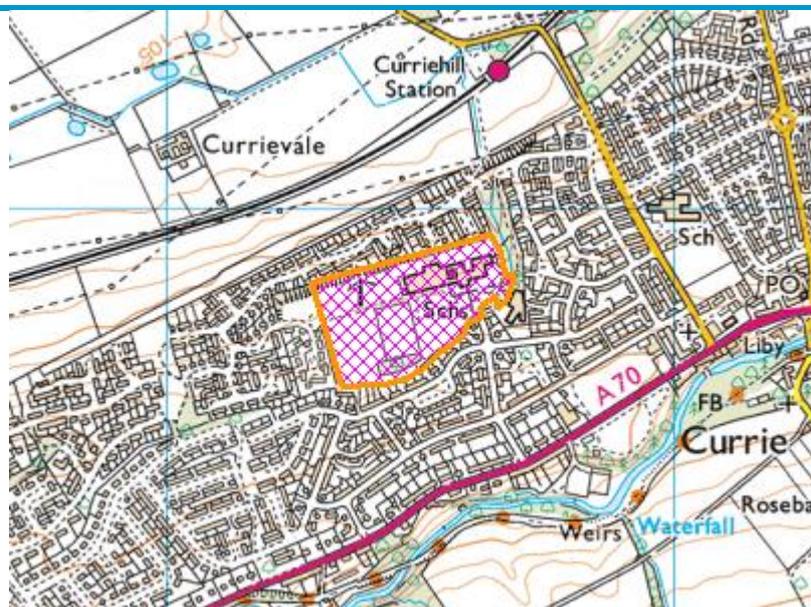
PLACE

The City of Edinburgh Council

Contact: Sonia Macdonald, Planning Officer

E-mail:sonia.macdonald@edinburgh.gov.uk Tel:0131 529 4279

Location Plan



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