

Development Management Sub Committee

Wednesday 27 October 2021

**Application for Planning Permission 21/02158/FUL
At Land 175 Metres Southeast Of Meadowfield Farm , 15
Turnhouse Road, Edinburgh
New School with adjoining Nursery, Health Centre and
Sports Pitch.**

Item number

Report number

Wards

B01 - Almond

Summary

The principle of the new primary school at this location is supported in the LDP and the inclusion of nursery, health centre and community facilities in this proposal are acceptable.

The layout, design and landscape environment has been designed to a high standard and the proposal will make a positive contribution to the local community in this growing part of the city. The school and nursery provide high quality outdoor learning spaces and the site is well-integrated with the surrounding area, demonstrating a high degree of co-ordination with the surrounding West Craigs development plots. The impact of lighting from the 3g pitch on neighbouring amenity is not supported by Environmental Protection, however flood lighting is an operational requirement for the school.

The development embraces a passivhaus design approach and other matters such as surface water drainage, impact on trees, consideration of protected species and archaeology are acceptable. Compliance with the council's parking standards for vehicles and bicycles is demonstrated and the proposal will be well-integrated with the surrounding road and path network for a variety of travel modes.

Subject to recommended conditions and informatives, the proposal complies with the Edinburgh Local Development Plan and the Edinburgh Design Guidance. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN08, LEN09, LEN12, LEN16, LEN20, LEN21, LEN22, LTRA01, LTRA02, LTRA03, LTRA04, LRS06, NSG, NSGD02,

Report

Application for Planning Permission 21/02158/FUL At Land 175 Metres Southeast Of Meadowfield Farm , 15 Turnhouse Road, Edinburgh New School with adjoining Nursery, Health Centre and Sports Pitch.

Recommendations

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

Background

2.1 Site description

The application site, measuring approximately 2.12 hectares, is in the west of the city. The site is bounded to the north by Turnhouse Road and to the west by the former Meadowfield Farm lane. Land surrounding the site to the south and east consists of vacant land the most recent use of which was for agriculture. There is limited built development in the immediate surrounding area with former Meadowfield Farm cottages located to the north-west of the site's boundary. The site's topography is generally flat and other features include mature trees at the site's western boundary as well as low stone walls along part of the site's northern and western boundaries.

The application site is in an area undergoing significant change with significant approved development underway and the current conditions will change as housing and related development is built-out.

Features in the surrounding area include Edinburgh Airport to the south, which lies beyond the Edinburgh to Fife railway line. Further existing development in the form of West Craigs industrial estate and housing is located further along Turnhouse Road to the east beyond which lies Maybury Road and East Craigs.

2.2 Site History

The site lies within an area designated for housing development in the LDP for which there is an extensive site history of relevance to the application site in full or partially:

20 April 2017 - Application for Planning Permission in Principle (PPP) was refused for 'Residential development, up to a maximum of 1400 units, and ancillary commercial (Class 1 retail and Class 2 financial and professional) including landscaping, access and services and all other ancillary development' at Site 100 Metres North East Of 19 Turnhouse Road Edinburgh. In summary the application was refused for reasons including loss of green belt, landscape impact, transport infrastructure delivery, drainage and flood risk, insufficient environmental assessment information and failure to outline a comprehensive design approach (application reference: 16/04738/PPP);

26 September 2019 - Appeal against refusal of application 16/04738/PPP was allowed by Scottish Ministers for 'residential development, up to a maximum of 1,400 units, and ancillary commercial (class 1 retail and class 2 financial and professional), including landscaping, access and services and all other ancillary development' at 100 metres north-east of 19 Turnhouse Road, Edinburgh (appeal reference: PPA-230-2207);

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP in respect of conditions 1, 2, 3, 4 and 5 for a masterplan for the site was approved (application reference: 19/05599/AMC);

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of conditions 6(c), 6(d), 6(e), 7, 8, 10, 11, 12, 13, 14, 16, 18, 19, 20 and 21 for landscape and enabling infrastructure was approved (application reference: 19/05514/AMC); and

15 May 2020 - A Proposal of Application Notice was approved for a proposed 'Ultra low energy Primary School (2 stream, 420 pupils) with adjoining Nursery (128 children) and Healthcare Centre (10,000 patients). All accommodation is within one building and exceeds a total gross floor area of 5000sqm. The development also includes landscaped school grounds and sports pitch. The building will be designed to allow for future extension to 3 stream (630 pupils) to meet the needs of the surrounding development'(application reference: 20/01746/PAN).

28 July 2020 - Application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of condition 9 relating to archaeological matters was approved (application reference: 20/00649/AMC).

Site to south of application site:

16 December 2020 - Approval of matters specified in conditions for the 'erection of 142x new dwellings with associated roads, parking, footpaths and hard and soft landscaping (Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP re conditions 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) as applicable to Plot 5 only) (as amended)' was granted at Land 175 Metres southeast of Meadowfield Farm, 15 Turnhouse Road (application reference: 20/03942/AMC).

Main report

3.1 Description Of The Proposal

The applicant proposes a new primary school with an adjoining nursery, a health centre, community facilities and a sports pitch.

The proposal includes a single building which would include the primary school, nursery and health centre in three distinctive zones of the building. The primary school design has two phases with an overall capacity for 630 pupils. The first phase would deliver space for 420 pupils. An extension to the building in phase two at its east elevation would facilitate space for an additional 210 pupils. The nursery would have capacity for 128 children and the GP surgery will have capability to provide services for up to 10,000 patients. A main access at the north elevation of the building will be used for all uses in the building and there will be a lobby area with reception and administrative spaces and a 'Changing Places' room.

The school occupies the largest floor space in the building and provides teaching and ancillary spaces over two storeys. Teaching spaces include classrooms, breakout spaces, tutorial rooms and smaller meeting rooms. A gym hall and a dining hall with double height ceilings are shown in the floor plan along with related studio, stores, changing rooms and kitchen facilities with associated plant. Several spaces and rooms are designed to be shared for school and community use.

The health centre is located at the north-west part of the building and includes GP consulting rooms as well as administrative space at the ground floor level. The nursery is located at the west of the building at ground floor level.

The area of the building which houses the school is two storeys in height and has a mono-pitch roof. The nursery and health centre areas are single storey and positioned to the west of the site. At its tallest point, the ridge height will be 12 metres high from the ground level. The building is oriented on a east-west axis and embraces the 'Passivhaus' concept to optimise solar gain and minimise energy use. Proposed sustainable design solutions include photovoltaic panels on the southern roof, air source heat pumps, low embodied energy through building design and materials lifespan, water-saving devices and no tropical hardwood will be used.

Material treatments differ between the front and rear elevations of the school. The front elevation assumes a civic appearance to the entrance space where steel cladding, light grey brick, rhomboid grey metal cladding, aluminium clad curtain walling, standing seam metal roof and aluminium framed doors and windows are applied. A translucent canopy is located above the main entrance to the building to provide a sheltered area. In contrast, the rear elevation is clad with multi-coloured cladding which reflects the natural colours of the Pentland Hills which are visible in the distance to the south. Areas of brick at the ground floor are retained and provide a visual link to the north side of the building. The west gable of the building which houses the nursery replicates this colourful cladding materials palette. The eastern elevation would include brick at the ground level and rhomboid metal cladding at the upper which transitions colours between the north and south elevations. The health centre is brick only with a dark grey standing seam metal roof as used on the rest of the building.

The principal vehicular and pedestrian access to the site is from Turnhouse Road which leads to a landscaped arrival plaza which functions as a civic space for this public building. A small car park for five cars, comprising four accessible spaces and one space for an on-call doctor, is located in this area. One electric vehicle stand with capacity for charging two cars is provided.

Bicycle parking spaces are provided based on the council's parking standards with 148 spaces included in secure stores or covered shelters. Shelters are provided for 30 scooters within the school grounds as well.

The building's main entrance is accessible from Turnhouse Road which leads to a landscape designed plaza area containing seating, bicycle storage and SUDS trees with associated planting. Directly adjacent to the front entrance is a covered canopy gathering and waiting space at the main plaza. Access to the main building is via a shared front door for the school, health centre and nursery. Four secondary access points to the site are proposed with one at the south boundary, two at the west boundary from the former Meadowfield Farm lane and one at the site's eastern boundary from a new road.

For outdoor learning at the primary school, a first-floor balcony at the south elevation of the building provides two outdoor learning platforms and there is an outdoor classroom auditorium in the school grounds within the external landscaped amenity area to the rear of the school. Other outdoor spaces for the primary school includes a 3g sports pitch within the south-east of the site area, amenity grass space and landscaped areas with play equipment, a woodland planting area, a sandpit and mounding for active play. A sensory garden with seating and a raingarden area with a polytunnel and raised planters is also proposed.

The nursery is equipped with two landscaped garden areas each including trees, a rain garden and various play equipment in a setting that offers a variety of textures and sensory planting or materials. A therapy garden is located to the west of the GP surgery with access open to the public.

The proposed landscaping scheme includes 91 new trees which include Norway maple, Field maple, Turkish hazel, poplar, western red cedar and apple James Grieve. Feature trees, avenue trees and SUDS trees are proposed around parts of the site. Other soft landscaping includes an area of wildflower meadow, areas of wetland raingarden planting, sensory planting, shrub and groundcover planting, amenity grass seeding, screening hedges and native hedgerows.

Secure boundary fencing at the perimeter and within parts of the site is between 1.2 metres and 2.5 metres in height with varying styles including secure steel mesh fencing, staggered timber pole fencing, low wall with railings and living willow acoustic fencing at the south-east corner of the site. Taller galvanised steel mesh fencing measuring between 3.6 metres and 5 metres in height is deployed around the sports pitch. Access gates will match the boundary fencing in various locations. The site is secured with different boundary treatments at the east, west and south interfaces with surrounding streets. The northern site boundary provides a tree-lined landscape buffer with Turnhouse Road and the defensible boundary for school and nursery play areas is formed by the building and a mixture of secure fencing which is set-back from the road.

Existing features at the site that will be retained include a section of stone wall, hedgerows and trees at the western boundary which interfaces with the former Meadowfield Farm lane.

Ancillary external structures include bicycle and scooter shelters, refuse stores, a sprinkler tank and a poly tunnel measuring 36m x 45m. Bicycle and scooter stores will be either secure and enclosed timber structures or shelters. Refuse stores will be made from larch wood fencing with closed fencing panels.

Supporting statement

The applicant has included several technical documents in support of the application. These are available to view on the Planning & Building Standards Online Services:

- Application forms & supporting plans;
- Planning statement;
- Pre-application Consultation Report;
- Design & Access Statement;
- Transport Statement and swept path analyses;
- Flood Risk and Drainage Impact Assessment (including technical appendices);
- Noise Impact Assessment;
- Plant noise assessment;
- Lighting specification;
- Phase 1 Habitat Survey and Ecology Statement;
- Landscape maintenance schedule;
- Sustainability form S1 and Section 6 compliance report;
- Solar photovoltaic glint and glare study; and
- Visualisations.

Previous scheme

Minor amendments were made during the assessment stage to the building height in order to ensure the building was co-ordinated with external levels and to avoid the use of ramping at doors. Revised elevation plans, a site layout plan and updated flood risk information was provided to reflect this change to proposed ground and floor levels. Other minor amendments were made to the design of the bin store to accord with the council's refuse collection requirements, and the layout of bicycle storage was adjusted during the assessment to cater for 30 x scooters in addition to the 148 bicycle spaces. No other amendments were made to the proposal layout or design.

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.

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 proposed use is acceptable in this location;
- b) the layout, design, scale and materials are acceptable;
- c) access arrangements are acceptable in terms of road safety and public transport accessibility;
- d) the proposal raises any amenity concerns;
- e) the proposal impacts upon trees;
- f) the proposal meets sustainability requirements;
- g) any other matters must be considered;
- h) material representations or community council comments raise issues to be addressed; and
- i) the proposal has any equalities or human rights impacts.

a) Principle

The application site proposes a new school, nursery and health centre at this location. The LDP identifies a new school in this location (LDP School Proposal SCH 6) to support new housing in the surrounding area which is allocated for housing led development (LDP Housing Proposal HSG 19). The LDP Action Programme also identifies a new school at this location.

The nursery and health centre elements of the proposal are supplementary to the school. The LDP's Maybury and Cammo Site Brief development principles for Housing Proposal HSG 19 specifies that a sustainable urban community should be delivered at HSG 19. Inclusion of these functions at the school site does not prevent or compromise the delivery of a school as required in the LDP and these community uses are acceptable in principle at this location subject to compliance with other relevant LDP policies.

Subject to compliance with other LDP policies the new primary school, nursery and health centre is supported at this location in principle.

b) Layout, design, scale and materials

The LDP supports development that contributes to a sense of place and is well-designed within its surrounding context. Policies Des 1 - Des 8 of the LDP and the Edinburgh Design Guidance set-out the policy framework in a design and placemaking context.

Layout

Local Development Plan policy Des 7 encourages development which integrates with surrounding buildings and streets to offer convenient access by foot and cycling. Criterion c) of Policy Des 4 (Development Design - Impact on Setting) requires the layout of buildings to positively contribute to the surrounding area and townscape.

The application site is centrally located in masterplan for the West Craigs area. The inclusion of health care and nursery facilities at the site assists in creating a community hub at a central location of this new part of the city. The site will have good connections to the emerging strategic active travel and path network in the area offering safe and convenient access by foot, wheeling or public transport.

The principal building frontage is set-back from Turnhouse Road and is surrounded on all sides by areas of hard and soft landscaping. A passivhaus approach to building orientation has strongly influenced the building position and the layout introduces a variation to the urban grain that is proposed in the surrounding masterplan area and will add a subtle contrast to the orientation of other approved development in the area. The siting of the building has allowed a generous space for setting-the building back from the road and the creation of a landscape designed arrival plaza with seating and SUDS trees. Although the building does not align with Turnhouse Road, this approach is acceptable as it allows the creation of a welcoming landscape designed area to this new civic building. This permeable frontage will also have a positive impact along Turnhouse Road. The proposal complies with criterion c) LDP policy Des 4 and the EDG as it will have a positive impact on the surrounding townscape.

Floorplans show that classrooms, teaching spaces and the external play areas are south facing for the school and nursery. The site layout differentiates between spaces that will be used by the school, the nursery and the health centre and clear zones are identifiable in the supporting site layout plan. For example, the various types and areas of play areas for the school and nursery at the rear of the building are clearly demarcated from the entrance area at the front of the building, the garden for the health centre and the sports pitch. The proposed layout is legible and easily navigable, and the proposal complies with LDP Policy Des 1 (Design Quality and Context) and the Edinburgh Design Guidance (EDG) which encourage new development to be based on a clear design concept.

The site layout has considered the location, type and scale of development in neighbouring development plots and the proposal will integrate with the surrounding path network, including new streets in West Craigs housing plot 5 to the south of the application site. The layout of the site is consistent with the strategic masterplan for the surrounding area and does not prevent or inhibit comprehensive development of the wider area, as required by LDP policy Des 2 (Co-ordinated Development). Matters relating to amenity of neighbouring development plots are addressed in Section 3.3 d) of this report.

Design, scale and materials

The design of the proposal is required by LDP policies to contribute to a sense of place and be well-designed in its context. The proposal will be focal point within the new residential neighbourhood and this new community building will be surrounded by parks, residential developments and other public or civic spaces.

The proposal is one and two storeys, rising to 12 metres at its highest point; this scale of development is appropriate in the context of existing and future development in neighbouring development plots and the wider West Craigs area. The proposal's height and general form are acceptable.

The design of the building at the north-facing elevation emphasises the civic function of the proposal and the use of clearly defined materials such as brick at ground level with a mixture of cladding and a standing seam metal roof are appropriate at this location. The narrow selection of materials and their colours is acceptable at this location and the articulation of the principal elevation of the building is well-designed. The north elevation creates a civic character for the proposal and gives the building a strong presence along Turnhouse Road where its community purpose can be clearly understood.

The design of the south and west elevations of the school and nursery differ from the north elevation. A smaller format of cladding that uses a variation of colours that change along the length of the facade are a unique design solution for school and nursery. The specific colours of the metal rhomboid cladding at the south elevation are intended to identify each learning zone to help pupils to identify their class base easily from their playground. The use of materials and detailing in this way complies with criterion d) of LDP policy Des 4.

The proposed materials at all elevations use colours that are inspired from the nearby Pentland Hills.

The application caters for two phases of the school development. The first phase would deliver space for 420 pupils. An extension to the building in phase two at its east elevation would facilitate space for an additional 210 pupils. An area safeguarded for the extension will be landscaped with amenity grass until the extension would be constructed, and the design of the extension shows that the second phase would complement the first phase of the building with reference to layout and materials.

Internally the proposal is designed to the applicant's and end user requirements. Floor plans show the building will be easily navigable and appropriate management will ensure each of the uses co-exist harmoniously. In compliance with recently enacted planning legislation a 'changing places' facility is included at the ground floor.

Ancillary external structures including bicycle stores and refuse stores are acceptable and will be a mixture of timber framed enclosed or open structures. The council's Waste Services service confirms in consultation comments that the refuse store is acceptable in terms of its capacity, design and location for collection. A secondary refuse store for the health centre is located at the west of the site, however this would be privately managed by the health centre. Details of a sprinkler tank structure that would be located at the northern boundary of the site beside the refuse store are not

provided at this stage, and it is recommended that these details are secured by condition to ensure an appropriate interface with Turnhouse Road is achieved. The location of the main external structures and their positions at the development site are appropriate.

Landscape design and external areas

Policy Des 8 (Public Realm and Landscape Design) states that planning permission will be granted for development where all external spaces, features, civic spaces, footpaths, green spaces and boundary treatments have been designed as an integral part of the scheme. LDP policy Des 1 (Design Quality and Context) also lends support to development which creates a sense of place.

A high-quality landscape design concept is demonstrated in the site's layout and design. The proposed landscape environment includes a detailed planting and maintenance plan which introduces trees, hedges shrubs and amenity grass spaces at the site.

The landscape environment caters for the proposed mix of uses at the site to a high standard. Large play areas for the school and nursery are located to in the south and west parts of the site, away from Turnhouse Road in a secured area. The nursery garden grounds include areas for play, sensory planting, a small wooded space to complement existing trees at the west of the site and various play equipment. Similarly, the primary school has a variety of distinct landscape areas which are designed to allow informal play in areas of grass, landforms, boulders and logs, a sensory garden for quiet and calm play, a sandpit and seating or paved areas. A polytunnel with raised planters in a raingarden setting and a 3g sports also offer good quality spaces for pupils to learn and play.

The landscape design of the main entrance to the building creates a welcoming arrival to the school for staff and visitors. The design provides an accessible, inclusive, shared surface with pedestrian priority. Tree planting along the street at this location helps to the frame the building whilst also softening the street scene. The health centre has a dedicated garden space at the west of the building for use by the health centre staff, patients or the local community. The quantum and quality of open spaces at the site is suitable for the scale of development and will meet the needs of the local community.

Many aspects of the landscape design have a dual function as they form part of the site's drainage design. This approach embraces the city's Water Vision. Drainage at the site is further addressed in Section 3.3 g) of this report.

Boundary treatments are well-considered at the front of the development. At the front of the site a secure boundary is formed by using the building as a defensible boundary and fencing is used to differentiate and secure the school, nursery and sports pitch areas from public spaces. This approach creates an open and permeable area at the front of the development up and creates a strong interface with Turnhouse Road. The styles and extent of fencing is utilised to good effect around the site, with more secure steel mesh fencing forming a good sense of enclosure around nursery and school play areas, whilst lower 1.2 metre timber fencing is used to define different areas of the site behind the perimeter fencing. A low wall fence with top bar railings is used in at the

front of the building to provide a secure boundary and this is a good quality design solution at the main pedestrian and active travel entrance to the proposal.

There is a high standard of hard and soft landscaping at this site with a suitable scheme of maintenance in place. The landscape environment forms an integral part of the development and compliance with LDP policy Des 8 has been clearly demonstrated.

Design Summary

In the context of LDP policy Des 1 (Design Quality and Context) the proposal demonstrates a well-executed design concept that will make a positive contribution to the area and help to create a sense of place. The proposal is an important community facility for the West Craigs masterplan area. The layout and design, including use of materials, takes cognisance of the development's civic function in the surrounding urban realm and it is well-integrated with planned and approved surrounding development plots.

It is concluded that the design, scale, layout and materials are acceptable, and the proposal accords with LDP design policies Des 1 - Des 8 and the EDG.

c) Access arrangements and roads matters

The LDP and the EDG support development that can be accessed by sustainable transport modes and offers a mix of modal access for vehicles, active travel and pedestrians. Relevant LDP policies that seek to ensure good design for all travel modes and encourage sustainable travel include Tra 1 (Location of Major Travel Generating Development), Tra 2 (Private Car Parking), Tra 3 (Private Cycle Parking), Tra 4 (Design of Off-street Car and Cycle Parking) and Des 7 (Layout Design). The applicant submitted a Transport Statement in support of the proposed development.

The application site is located on a plot which is centrally located in the approved West Craigs masterplan area and the development will form an important community hub for the surrounding area. Ensuring the proposal is accessible and well-integrated with the surrounding masterplan area is essential. The proposal is bounded by Turnhouse Road to the north, Meadowfield Farm lane to the west which will be for non-motorised use only after refurbishment, a new street and pavement will be located immediately to the eastern boundary and a further new street will run along the southern perimeter of the development. All these surrounding streets form important parts of the surrounding masterplan area's new street network and strategic active travel routes which offer connections within LDP housing site HSG 19 and beyond to Cammo and Edinburgh Gateway. With reference to LDP policy Des 7 the development is well-integrated with the planned and emerging street and path network for this new part of the city.

Vehicles, parking and servicing

Vehicular access to the proposed development will be taken from a new entry to the site from Turnhouse Road, where the access leads to a landscaped courtyard arrival area. Car parking space in this area is limited to five parking bays which comprise four accessible spaces for the health centre and one space for an on-call GP. No visitor parking is proposed, and the applicant's Design and Access Statement (DAS) notes

that zero parking for staff, the community, visitors to the school and no drop-off zone was a design aspiration for this proposal. The DAS further states that NHS Lothian also confirmed no requirement for parking at the site during the development of the design.

An electric vehicle charging point with capacity for two vehicles is proposed in the parking area. In consultation comments, the Council's Environmental Protection service requests a condition to secure an additional electric vehicle fast charging point within the servicing area for Council maintenance vehicles. The layout of the proposal does not include a waiting or parking space for service vehicles, and it is not possible nor is it a planning requirement for this additional infrastructure to be included.

Access for refuse and recycling collection and deliveries is within the front courtyard space via the vehicular access from Turnhouse Road. Swept paths show that emergency services, service and refuse vehicles can safely access the proposed development. The main access would have the capability to be controlled with automated bollards. Surfacing in this area comprises a mixture of asphalt where vehicles manoeuvre and an area of grass-crete paving.

The area of the site footprint dedicated to vehicles and associated hard standing has been kept to a minimum and parking is not a dominant feature at this development. The parking areas are screened from Turnhouse Road to the north by hedging and surrounded by groundcover planting. The design of the surface dedicated to vehicles is also clearly contrasts with pedestrian areas and does not compromise pedestrian safety. These features demonstrate a good level of compliance with LDP policy Tra 4.

Pedestrians, active travel and public transport

There are five pedestrian and active travel access points to the proposal and the proposal offers access from all sides of the site for pedestrian and active travel modes. A supporting site access plan demonstrates how pupils can access the school from different locations and desire lines from the school gates to bicycle and scooter stores demonstrate ease of access for active travel.

The design creates separate and safe routes for all users and visitors to the site, with the health centre, school, nursery and community shared facilities accessed through the main building reception. The school pupils will have direct access to classrooms through four openings leading from cycle paths and pedestrian walkways through the secure outdoor space to the side and rear of the school building.

The development will be well-connected to new housing and path networks in the area such as a new four-metre-wide shared pedestrian and cycle route along Turnhouse Road and a strategic active travel green corridor with links to Cammo and Edinburgh Gateway station. The southern access gate for pupils aligns with a new pedestrian street at neighbouring housing plot 5 and demonstrates a strong level of co-ordination with reference to street design as required by criterion b) of LDP policy Des 7. A similar level of co-ordination is demonstrated where accesses to the nursery and school connect to surrounding streets at the east and west boundaries.

The council's parking standards as set out in the EDG set a minimum requirement of 137 bicycle parking spaces for this proposal. Secure and covered bicycle parking is provided at various locations around the site for each of the proposed uses. The

applicant confirms that there are 100 bicycle spaces for the primary school, Sheffield bicycle racks with capacity for 28 bikes at the main entrance to the building in a hard landscape setting and 20 spaces in a secure shelter for staff of the nursery and health centre. In total 148 bicycle spaces are proposed which exceeds the required amount. The design of shelters is acceptable and includes a combination of enclosed stores and covered shelters for pupils. In addition to bicycle parking, 30 spaces for scooters are provided within the primary school shelters and a buggy storage stand is also included beside cycle stands at the main entrance. The proposal complies with LDP policy Tra 3 as cycle parking complies with the council's parking standards.

The development will be accessible via public transport from Turnhouse Road. The strategic masterplan for the West Craigs development shows new bus stops and road crossings are planned outside the school and these will be delivered as part of the road construction consent process as part of on-going works in the area.

Transport summary

The site will have good links to the surrounding road, path and active travel network that will evolve through the planned delivery of LDP housing site HSG 19. The number and quality of vehicle and parking spaces at the site comply with the Council's parking standards and the Transport Authority does not object to the proposal. The proposal seeks to encourage sustainable travel where walking, cycling and public transport modes are prioritised as required by LDP policy Tra 1.

The proposed access, parking and active travel arrangements are acceptable and comply with the aspirations of the LDP as specified in policies Des 7, Tra 1, Tra 2, Tra 3, Tra 4 and the EDG.

d) Neighbouring amenity

Design policies in the LDP lend support to well-designed developments that are appropriate in their surrounding context. Requirements relating to amenity are set out LDP policy Des 5 (Development Design - Amenity) and the EDG.

The application site is surrounded by neighbouring development plots for housing that are either in early stages of development at present or will be delivered as part of the West Craigs masterplan area. Neighbouring development plots that include housing near the school include plot 5 at the south of the red line boundary, plot 4 across Turnhouse Road and existing cottages at Meadowfield farm lane to the west which will be retained for residential use.

Most of affordable housing at West Craigs is located at plots 4 and 5 and the detailed layout and design of these areas were approved by the Development Management Sub-Committee on 9 December 2020. The front elevations of apartments and houses in plot 4 are located across Turnhouse Road to the north; these homes are at a distance where amenity conditions such as overshadowing or privacy are acceptable.

West Craigs housing Plot 5 is located to the south of the application site and is separated by landscaping, a pavement and a new public road. The Council's Environmental Protection service raises concern with regard to the potential for noise and floodlights to impact upon a limited number of flats and houses in West Craigs

housing plot 5. These properties are located between approximately 13-15 metres from the 3g pitch. Floor plans for the two and four-storey properties that would be closest to the pitch show that kitchen and living/dining rooms are north facing on all floors (ground to 4th floor), with no bedrooms facing the school.

The applicant proposes a living willow acoustic barrier measuring 1.8 metres or 2.5 metres in height at the site's southern boundary to mitigate the effect of any noise from the 3g pitch. Following a request from the council's Environmental Protection service it is recommended that a condition is attached to any grant of planning permission to ensure the technical details of the acoustic fencing and metal fencing surrounding the pitch is acceptable.

In addition to possible noise impact for neighbouring properties at West Craigs housing plot 5, Environmental Protection objects to the use of flood lights for the 3g pitch due to the potential for adverse effects on neighbouring amenity. The applicant confirms that flood lights are an essential operational requirement for school pupils and the community in winter months and submitted a Lux plot layout drawing and lighting specification to demonstrate the effect of the pitch on neighbouring homes. Environmental Protection is not satisfied with this detail and requests a suspensive condition that would require the applicant to submit a scheme of a further lighting assessment to ensure glare and light spillage does not adversely affect neighbouring homes. The committee should note that the location and design of housing at West Craigs housing plot 5 is fixed and the location of the 3g pitch for the school is the applicant's preferred location. In a suburban area, proximity of housing to schools and ancillary sports facilities is a possibility and may lead to varying levels of amenity at certain times. A separation distance of over 13 metres from the 3g pitch which is situated across a road and separated by 1.8 metre or 2.5 metre-high boundary fencing should secure an acceptable standard of amenity at neighbouring properties. A condition to further explore lighting is not recommended in this case and the lighting is acceptable.

Schools with playing fields, nurseries and GP surgeries are common land uses in urban or suburban areas and noise or other amenity matters from children, pupils, deliveries or other activities at the site from sports would be expected. Environmental Protection recommends that restrictions are placed on times for deliveries and use of the 3g pitch by condition; these are not assessed to be a planning requirement and the management of these matters can be suitably addressed by other council departments with responsibility for managing the proposed development.

The proposal is positioned in an area that will be a mixture of urban and suburban in character. The proposed scale and layout have been designed with this context in mind and the new building does not raise any unacceptable amenity matters despite concern relating to impact from flood lighting for neighbouring properties.

The proposal accords with LDP policy Des 5 and the Edinburgh Design Guidance.

e) Trees

The LDP encourages development to include existing features such as trees through policy Des 3 (Incorporating and Enhancing existing and Potential Features) and sets out the terms for any tree removal if required in policy Env 12 (Trees).

Four existing boundary trees and two hedgerows are located within the application site at its western boundary where the site's former field boundary with Meadowfield farm lane is defined. Further hedging and two trees are located just outside the site's boundary at the north-east boundary which interfaces with Turnhouse Road; these are identified and already approved for removal as part of the enabling infrastructure works for West Craigs (application reference: 19/05514/AMC).

The applicant has submitted a plan demonstrating where trees and hedging at the site's western boundary will be retained and where protective fencing will be installed around root protection areas. It is recommended that a condition(s) is added to obtain an arboricultural method statement and to ensure tree protection measures are implemented with a view to ensuring trees are adequately protected.

In addition to tree retention at the site, the applicant's planting schedule shows that 91 new trees will be planted around the site and these will contribute to the character of the site.

Subject to a recommended condition the proposal accords with LDP policy Env 12.

f) Sustainability

Through policy Des 6 (Sustainable Buildings) the LDP supports development where it is demonstrated that use of low and zero carbon generating technologies and measures to reduce or minimise environmental resource-use are incorporated. The Edinburgh Design Guidance also offers further direction on how proposals should consider energy reduction and sustainability.

The supporting information for the application includes the council's Sustainability Form S1 and further details on sustainability are set-out within the applicant's Design & Access Statement.

The proposed development has been designed using the 'Passivhaus' concept, where the building is oriented to take advantage of solar gain and design measures are would utilise high levels of insulation and air-tightness. Natural ventilation is proposed to cross-ventilate all spaces and mechanical ventilation heat recovery (MVHR) would be installed to provide good air quality in winter whilst re-using heat. The passivhaus approach seeks to reduce operational energy and the proposals also include photovoltaic panels on the south facing roof. The applicant advises in Sustainability Form S1 that materials for the building have been chosen for their embodied energy, lifespan and robustness. A compliance report to demonstrate compliance with Section 6 of the Scottish Building Regulations has been submitted to demonstrate that the building will comply with required passivhaus standards as well.

Bin stores at the site will facilitate waste segregation for recycling. Sustainable drainage design has been included in the proposal and this aspect of water management at the site is addressed in Section 3.3 g) of this report.

Information submitted as part of the planning process demonstrates to a suitable level that the building incorporates sustainable design measures and the detailed

construction methods that will be employed will be subject to Scottish Building Standards post-planning.

The proposal complies with LDP policy Des 6.

g) Other matters

Ecology and protected species

The West Craigs development masterplan area has been subject to ecological assessment when an Extended Phase 1 Habitat Survey was completed for a wider area which is inclusive of the application site. The ecology report was completed in October 2019 in support of approval of matters specified in conditions (AMC) application reference 19/05514/AMC which was approved by the Development Management Sub-committee on 20 May 2020.

As part of the pre-application discussions, it was agreed with the applicant that the ecology surveys and assessment(s) that have already covered the extents of the application site as part of the masterplan area could be utilised to support this planning application, provided the application was submitted within 18 months of the masterplan surveys and a letter explaining key findings relevant to the application site would be provided. Accordingly, the applicant submitted a statement within the required time confirming there are no requirements for mitigation or protected species licensing for the proposed development based on the results of the Extended Phase 1 Habitat Survey.

With reference to new habitat creation at the site a comprehensive landscape proposal for the site has been prepared comprising 91 new trees of various species, hedges, wildflower meadow areas, wetland areas, shrubs and amenity grass. Existing habitat in the form of trees, hedging and stone walls at the site's western boundary with Meadowfield Farm lane will also be retained.

There will be no impact on European Protected Species and the proposal complies with the aspirations of LDP policy Env 16 (Species Protection) and the EDG.

Flood risk, drainage and water

The applicant submitted a flood risk and drainage impact assessment report in support of the application to address the requirements of LDP policy Env 21 (Flood Protection) which aims to ensure that new development will not result in an increase in flood risk for the site being developed or elsewhere. The applicant's assessment report concludes that the site is at 'little or no risk' of flooding from fluvial, pluvial, groundwater sources or flooding from infrastructure.

Surface water drainage at the site is managed through a variety of methods. These include areas of rain garden areas within the nursery and school soft landscape areas, a bioretention area, use of SUDS tree pits, landscaped areas which slow water flow, an area of grasscrete paving and underground cellular attenuation to capture runoff from roof and hard standing areas. The applicant confirms that the surface water drainage design would allow for a 1 in 200-year event plus a 40% uplift for climate change effects. All elements of the onsite drainage and SUDS will remain under private

ownership and maintenance. The site's drainage infrastructure also connects to the strategic drainage network that serves the surrounding masterplan development area.

SEPA raises no objection to the proposal and, following a minor change to the proposed floor levels for the proposed development, the council's Flood Prevention team is satisfied with the flood risk and water management design for the proposal.

The water management proposals are acceptable in the context of LDP policy Env 21 and the Edinburgh Design Guidance.

Scottish Water confirms no objection to the proposed development with regard to water capacity and waste water capacity at this time and subject to a formal application is submitted for the required connections. The proposal accords with LDP policy RS6 (Water and Drainage) which supports development where there is sufficient water and sewerage infrastructure capacity.

Archaeology

An extensive programme of archaeological investigations has been carried out between 2019 and 2021 in this area, including the application site. Investigations and field work have been carried out in this area to address the terms of condition 9 of planning permission in principle 16/04738/PPP.

The City's Archaeology Service is satisfied that the on-going field work and post-excavation research associated with the masterplan area negates the requirement for the applicant to submit any further details in support of this application at this time, given an extensive programme of archaeological investigation is already underway at the application site and surrounding area.

The City Archaeologist notes that initial results from the field work have provided archaeological evidence of human settlement in the area dating back thousands of years. In this context the council's Archaeology Service has stated in comments that the proposed development will be a prime public facility role in this emerging new community and recommends that some form of archaeological interpretation should be included in its public realm/spaces. A condition is requested in consultation comments to secure some form of interpretation at the proposed development, and this would be in accordance with LDP policy Env 9 (Development of Sites of Archaeological Significance) which requires provision of public access and interpretation of significant archaeological features.

Subject to a condition the proposal is acceptable in the context of archaeology and does not conflict with LDP policies Env 8 (Protection of Important Remains) or Env 9 (Development of Sites of Archaeological Significance) which seek to protect the city's archaeological heritage.

Ground conditions

The council's Environment Protection service in written consultation comments requests that a condition is added to any planning permission relating to contaminated land and further assessments. Accordingly, a condition to secure a site survey at the application site is recommended to ensure the site is safe for the intended uses.

Air quality

Environmental Protection note in comments that the proposed kitchen facility extraction infrastructure or flue details are not available at this point in time and requests a condition to secure these details and ensure that this discharges at a roof level and the system can achieve 30 air changes per hour in the kitchen area. The applicant notes in correspondence that passivhaus design principles are not compatible with the use of a flue and venting in the first-floor building elevation façade would be used for the kitchen extract.

A condition is not recommended in this case as any matters relating to local air quality and ventilation of the kitchen area can be managed through relevant environmental health or building standards regimes rather than planning.

Airport operations

The application site is located near Edinburgh Airport. No significant impact has been identified with regard to solar glare from the proposed photovoltaic panels on the south-facing roof of the school building. Subject to conditions, the airport does not object to the proposal. Should committee be minded to grant planning permission, conditions relating to the management of birds and restricting the building height at the site to 15 metres above ground level are recommended. The airport has provided further advice with reference to lighting and cranes and the applicant should refer to the airport's consultation comments if development proceeds.

Environmental Impact Assessment

The application has been screened under the terms of the Town and Country Planning (Scotland) Environment Impact Assessment Regulations 2017, as it falls within the criteria of 'Schedule 2' development. A screening opinion was issued to the applicant on 19 July 2021 and concluded that the proposal is not EIA development and there is no requirement for an EIA Report to accompany the application.

i) Representations

One neutral public comment was received raising the following matter(s):

- Request further details and sections of pedestrian environment at Turnhouse Road - this area is not within the application red line and will be considered under road construction consent procedures.
- Welcome reduced parking and wish to see this approach in neighbouring residential development - neighbouring development plots at West Craigs cannot be considered within the scope of this application.

j) Equalities and human rights

The applicant confirms that an Integrated Impact Assessment (IIA) for the school has been carried out as part of the IIA that was completed for the LDP Action Programme.

The application has been considered with reference to equalities and human rights and no impacts have been identified. The proposed development will introduce an environment that is safe and secure.

A 'Changing Places' facility is included at the ground floor of the proposal near the main building entrance in compliance with recently enacted planning legislation and lift access to classrooms within the school is included within the building. Four accessible car parking spaces are included in the site's layout and the site is accessible with a range of transport modes.

The proposal includes buildings which will be accessible to the public and the applicant will be required to comply with the provisions of the Equality Act 2010 and Scottish Building Regulation requirements.

Overall Summary

The principle of the new primary school at this location is supported in the LDP and the inclusion of nursery, health centre and community facilities in this proposal are acceptable.

The layout, design and landscape environment has been designed to a high standard and the proposal will make a positive contribution to the local community in this growing part of the city. The school and nursery provide high quality outdoor learning spaces and the site is well-integrated with the surrounding area, demonstrating a high degree of co-ordination with the surrounding West Craigs development plots. The impact of lighting from the 3g pitch on neighbouring amenity is not supported by Environmental Protection, however flood lighting is an operational requirement for the school.

The development embraces a passivhaus design approach and other matters such as surface water drainage, impact on trees, consideration of protected species and archaeology are acceptable. Compliance with the council's parking standards for vehicles and bicycles is demonstrated and the proposal will be well-integrated with the surrounding road and path network for a variety of travel modes.

Subject to recommended conditions and informatives, the proposal complies with the Edinburgh Local Development Plan and the Edinburgh Design Guidance. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials including the buildings, structures and hard landscaping 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.

2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
3. An arboricultural method statement shall be submitted to the planning authority for approval prior to the start of any development at the site and the trees on the site shall be protected as identified in planning drawing reference 02 during construction and site clearance period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".
4. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, 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 required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.ii) 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 for the approval of the Planning Authority.
5. Details of the sprinkler tank including siting, materials and all dimensions shall be submitted by the applicant to the planning authority for approval prior to the start of development.
6. The following noise protection measures to the proposed development, as defined in the New Acoustics 'Noise Impact Assessment' report (Ref 7056 -A Rev 2) dated 7 April 2021:
 - Anti-vibration fixings and rubber inserts shall be fitted between the fence panels and the metal fence posts surrounding the Artificial Grass Pitch;
 - As per Appendix 6 of the noise impact assessment a 2.5m and another 1.8m acoustic barrier shall be installed as shown;
 - The acoustic barrier shall be erected with a minimum mass density of 25kg/m² with no gaps in or at the bottom of fence;shall be carried out in full and completed prior to the development being occupied.
7. The development shall not be occupied until the applicant has secured the implementation of a programme of archaeological work (interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
8. No building or structure of the development hereby permitted shall exceed 15m above ground level (AGL).

9. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of: - management of any flat/shallow pitched/green roofs on buildings or solar panel structures within the development site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards.' The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

Reasons:-

1. In order to enable the planning authority to consider these matters in detail.
2. In order to ensure that the approved landscaping works are properly established on site.
3. In order to protect trees at the site.
4. In order to ensure the site is safe and suitable for the development.
5. In order to enable the planning authority to consider this matter in detail.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.
7. In order to safeguard the interests of archaeological heritage.
8. To avoid the building/structure on the application site endangering the safe movement of aircraft and the operation of Edinburgh Airport through interference with communication, navigational aids and surveillance equipment.
9. It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Edinburgh Airport.

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. The applicant should prepare and submit to the planning authority a drainage maintenance plan in accordance with the recommendation of the supporting Flood Risk and Drainage Impact Assessment report reference MPS-ETV-XX-XX-RP-C-5201 dated April 2021.
5. The development should comply with Noise Rating (NR) 25.
6. A storage area for the tools should be provided and used to keep the equipment in during periods of extended breaks such as school summer holidays.
7. The applicant should note the following transport matters:
 - The applicant should contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;
 - In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
 - A continuous footway or priority pedestrian crossing is to be provided at the site vehicular access junction.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

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

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

Neighbours were notified on 05 May 2021 and the final day for submitting comments was 26 May 2021. One letter of representation neither supporting nor objecting to the proposal was received.

A full assessment of the representation can be found in the main report in the Assessment section.

Background reading/external references

- 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 identified in the Edinburgh Local Development Plan 2016 as an Indicative School Proposal SCH6 (Maybury). The site is also located within Housing Proposal HSG19 (Maybury).

Date registered

22 April 2021

Drawing numbers/Scheme

01,02,03A,04,05,06A,7-12,13A-15A,16-20,21A,22A,24,25,26A,27,

Scheme 2

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Sean Fallon, Planning Officer

E-mail: sean.fallon@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

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 Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

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

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

LDP Policy Env 20 (Open Space in New Development) sets out requirements for the provision of open space in new development.

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

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.

LDP Policy Tra 1 (Location of Major Travel Generating Development) supports major development in the City Centre and sets criteria for assessing major travel generating development elsewhere.

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 Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy RS 6 (Water and Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 21/02158/FUL At Land 175 Metres Southeast Of Meadowfield Farm , 15 Turnhouse Road, Edinburgh New School with adjoining Nursery, Health Centre and Sports Pitch.

Consultations

Police Scotland response

We would welcome the opportunity for one of our Police Architectural Liaison Officers to meet with the architect to discuss Secured by Design principles and crime prevention through environmental design in relation to this development.

Transport Authority response

Summary Response:

No objection to the application subject to the following being included as conditions or informatives as appropriate;

- 1. The applicant should contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;*
- 2. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*
- 3. Continuous footway or priority pedestrian crossing to be provided at the site vehicular access junction.*

Full Response:

Note:

- a) 5 disabled car parking spaces are being proposed;*
- b) 148 secure cycle spaces to be provided and complies with the Council's minimum requirement of 84 spaces for the 630 primary school pupils and 126 capacity nursery;*
- c) It has been demonstrated by swept path analysis that emergency service, service and refuse vehicles will be able to access the proposed development.*

Flood Prevention response

This application can proceed to determination, with no further comments from CEC Flood Prevention.

Flood Prevention updated response

Based on the mitigation measures proposed, we have no major concerns over this application. This application can proceed to determination, with no further comments from CEC Flood Prevention.

Environmental Protection response

We have had a look at this planning application and would like to have a number of things clarified before we formally comment;

- 1. Will the 3g pitch have floodlights? If yes we need a floodlighting survey. It would be better from an amenity perspective if there was no floodlighting.*
- 2. Are there details of the proposed fencing around the pitch?*
- 3. The noise impact assessment states that an acoustic fence / barrier will be installed along the southern boundary. This will be formed in two heights, with the section alongside the pitch fencing at a height of 2.5m and the fence at lower level alongside the green wooded area at a height of 1.8m. The extent of the proposed acoustic barrier/fence is shown on the noise model layout extract in Appendix 6. I can't see this on any of the other plans, I will need a drawing number showing these barriers so that I can condition them.*
- 4. We do have concerns about the potential for noise from the pitch impacting future residents, we are not convinced that all the new build developments in that area will have no sensitive rooms overlooking the pitches (bedroom/living-rooms). Any floodlights may cause light pollution and will indirectly allow for the pitch to be used later at night during the darker months of the year. We would encourage the applicant not to include floodlights. As highlighted during the pre-planning stage any complaints from these types of pitches is difficult to resolve. The NIA does assess this impact but noise levels are only part of the problem.*
- 5. The school proposes a large kitchen, however we cannot see the kitchen extract on any of the drawings, can you advise what drawing is showing this?*
- 6. The noise impact assessment has not covered any delivery or plant noise impacts, will this be included later?*

Environmental Protection further response

The application proposes development of a new build primary school with associated playing fields, external spaces, car parking and bus drop off. The application also includes a proposal for a Health Centre. The primary school is to be constructed in two phases, initially providing accommodation for up to 420 pupils, with Phase 2 extending provision to 630 pupils. The nursery is to be split into two 64-place 'clusters' and will be constructed as part of the Phase 1 works. The Health Centre is to provide for up to

10,000 patients from the surrounding developments. It will accommodate a new GP Practice and community services from the Edinburgh Health & Social Care Partnership.

The School, Nursery and Health Centre building have been designed to ensure a low energy demand and to achieve Passivhaus certification.

Introducing three very different types of noise sensitive sources into one new area.

The school will include new outdoor Multi Use Games Areas (MUGAs) with floodlights, the schools will have commercial grade cooking a small 5 space car park. There will also be a 128 place nursery and an NHS Lothian Health Centre.

The proposed Primary School forms part of the Maybury masterplan development and is to be located directly alongside the Turnhouse Road. Edinburgh Airport is located to the west with the main runway at a distance of approximately 2.5km. The east coast mainline runs past the south of the site beyond which is the new Gogar tram depot just off the Gogar roundabout. To the east of site further along Turnhouse Road is the West Craigs Industrial Estate and the Saicapack plant.

The proposed masterplan development will change the nature of the surrounding area. Land to the east and west of the proposed Primary School site is to be greenspace and there will be residential properties on land to the south of site, between the School and the East Coast mainline and also to the land north of Turnhouse Road.

There is detailed planning permission granted for some parts of the masterplan including land directly to the south (plot 5) and north (plot 4) of the proposed school site. The closest of these properties will be at just over 13m from the proposed MUGA playing pitch edge (goal line).

Environmental Protection provided the applicant with information during the pre-planning stage. Generally, it was advised that Environmental Protection would require assessments on contaminated Land (this could be conditioned), a noise impact assessment, odour assessment and floodlight impact assessment.

The applicant has submitted two noise impact assessments one covering the proposed new 3G sports pitches and the other covering all other noise associated with the proposal such as plant and servicing noise. It is advised that we may also need further information to assess the potential air quality impacts.

It has been highlighted that the final layout of the schemes will be critical in reducing the impacts on surrounding amenity. The further away the noise sources are from the sensitive receptors the less likely complaints will be. It should be noted that noise impacts on classrooms have also need to be considered. In order to reduce the magnitude of impact the applicants noise impact assessment has detailed specific noise mitigation measures to reduce the noise levels. This should reduce noise from balls hitting any fencing using anti-vibration fixings and rubber inserts between the fence panels and the metal fence posts. This may reduce the impact of this intrusive, emergent noise on residents. This will also be supplemented with a standalone acoustic barrier the applicant has provided details of this barrier. Environmental Protection will further recommend that the applicant provides adequate storage for any goal posts/crossbars to be stored in when not getting used during the school summer

holidays. This will reduce the likelihood of the general public using the facility during this period which is often when noise complaints are started.

The type of noise associated with MUGA's is not straightforward to measure although British Standards and WHO Noise Guidelines were referenced in the Noise impact Assessment. Environmental Protection do receive complaints regarding the use of MUGA's by Edinburgh Leisure and general public late in the evening. These complaints are very difficult to deal with and even demonstrate a statutory nuisance. Nonetheless they can seriously impact neighbouring amenity and take up a great deal of school head teachers and business managers time dealing with the complaints. It is our opinion that due to the distance between the proposed MUGA and consented residential units there is a risk that noise complaints will be made.

Another possible noise source is from plant and deliveries. Environmental Protection will recommend an informative for the plant noise and a condition for delivery and waste collection hours. Plant noise should be measured to ensure NR25 is not breached in the nearest residential properties and classrooms must also be protected from this noise in line with the guidance.

It's often the case that service yards will not be used outside the school operational hours. Environmental Protection will recommend that this is conditioned to between 7:00am and 19:00. The council is substantially increasing the number of electric vehicles in its fleet, the service area should ensure that a 22kw (64AMP) electric vehicle charging point is installed at the service area.

The building will be developed to a high sustainable standard with little car parking therefore we support this method from a local air quality perspective and require no further air quality information. It's not clear where the kitchen extract will terminate. The applicant will need to ensure that this discharges at a high level and the system can achieve 30 air changes per hour in the kitchen area. A condition has been recommended.

The applicant has advised that floodlighting will be serving the proposed pitch. The applicant has not submitted an adequate lighting assessment considering the Scottish Executive Guidance Note: "Controlling Light Pollution and Reducing Lighting Energy Consumption." Such an assessment shall confirm that glare will not affect nearby residential properties and light spillage will be within the limits required by Environmental Protection (below 25 Lux on neighbour residential land). The lighting shall be designed to include the use of light shields which should restrict backward light and fitting of specific optics to accurately direct the light. Details of mitigation measures must be provided to enable Environmental Protection to recommend specific suspensive condition to planning.

Environmental Protection will recommend that the hours of use of the pitch and floodlighting be restricted to protect localised residential amenity from noise and light pollution. However due to the short separation distance between the floodlights and the consented residential developments it will highly unlikely that light will not significantly adversely impact future residents. Our recommendation would need to be that no floodlights are included.

Environmental Protection will provide separate comments with regards contaminated land but will recommend the condition is attached until it's been formally discharged by our contaminated land officers.

The applicant has provided insufficient information therefore, Environmental Protection have concerns that the proposal will adversely impact residential amenity in its current form and recommend the application is refused. If consented we recommend as a minimum the following conditions are attached;

Conditions

1. Prior to the use being taken up, an extract flue and ventilation system that discharges at roof level, capable of 30 air changes per hour, shall be implemented.

2. Prior to the use being taken up, one fast electric vehicle charging point, capable of 22KW (64 Amp) output shall be installed in the service area prior to occupation.

3. Deliveries and collections, including waste collections, to be restricted to 0700 - 1900 hours Monday to Saturday.

4. The Artificial Grass Pitch use to be restricted to 0700 - 22:00.

5. The following noise protection measures to the proposed development, as defined in the New Acoustics 'Noise Impact Assessment' report (Ref 7056 -A Rev 2) dated 7 April 2021:

o Anti-vibration fixings and rubber inserts shall be fitted between the fence panels and the metal fence posts surrounding the Artificial Grass Pitch.

o As per Appendix 6 of the noise impact assessment a 2.5m and another 1.8m acoustic barrier shall be installed as shown.

o The acoustic barrier shall be erected with timber with a minimum mass density of 25kg/m² overlapped with no gaps between boards or at the bottom of fence.

shall be carried out in full and completed prior to the development being occupied.

6. No floodlight to be installed around the Artificial Grass Pitch until a scheme for protecting the nearby residential accommodation from illumination and/or glare has been submitted and approved in writing by the Council's Planning Authority. The scheme shall demonstrate that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. Light spillage onto neighbouring land shall not exceed 25 Lux. All works which form part of the approved scheme shall be completed prior to the flood lighting system coming into use.

7. Contaminated Land

i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, 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 required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) 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 for the approval of the Planning Authority.

Informative

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 Head of planning and Building Standards.

A storage area for the tools is provided and used to keep the equipment in during periods of extended breaks such as school summer holidays.

Environmental Protection further response

The application proposes development of a new build primary school with associated playing fields, external spaces, car parking and bus drop off. The application also includes a proposal for a Health Centre. The primary school is to be constructed in two phases, initially providing accommodation for up to 420 pupils, with Phase 2 extending provision to 630 pupils. The nursery is to be split into two 64-place 'clusters' and will be constructed as part of the Phase 1 works. The Health Centre is to provide for up to 10,000 patients from the surrounding developments. It will accommodate a new GP Practice and community services from the Edinburgh Health & Social Care Partnership.

The School, Nursery and Health Centre building have been designed to ensure a low energy demand and to achieve Passivhaus certification.

Introducing three very different types of noise sensitive sources into one new area.

The school will include new outdoor Multi Use Games Areas (MUGAs) with floodlights, the schools will have commercial grade cooking a small 5 space car park. There will also be a 128 place nursery and an NHS Lothian Health Centre.

The proposed Primary School forms part of the Maybury masterplan development and is to be located directly alongside the Turnhouse Road. Edinburgh Airport is located to the west with the main runway at a distance of approximately 2.5km. The east coast mainline runs past the south of the site beyond which is the new Gogar tram depot just

off the Gogar roundabout. To the east of site further along Turnhouse Road is the West Craigs Industrial Estate and the Saicapack plant.

The proposed masterplan development will change the nature of the surrounding area. Land to the east and west of the proposed Primary School site is to be greenspace and there will be residential properties on land to the south of site, between the School and the East Coast mainline and also to the land north of Turnhouse Road.

There is detailed planning permission granted for some parts of the masterplan including land directly to the south (plot 5) and north (plot 4) of the proposed school site. The closest of these properties will be at just over 13m from the proposed MUGA playing pitch edge (goal line).

Environmental Protection provided the applicant with information during the pre-planning stage. Generally, it was advised that Environmental Protection would require assessments on contaminated Land (this could be conditioned), a noise impact assessment, odour assessment and floodlight impact assessment.

The applicant has submitted two noise impact assessments one covering the proposed new 3G sports pitches and the other covering all other noise associated with the proposal such as plant and servicing noise. It is advised that we may also need further information to assess the potential air quality impacts.

It has been highlighted that the final layout of the schemes will be critical in reducing the impacts on surrounding amenity. The further away the noise sources are from the sensitive receptors the less likely complaints will be. It should be noted that noise impacts on classrooms have also need to be considered. In order to reduce the magnitude of impact the applicants noise impact assessment has detailed specific noise mitigation measures to reduce the noise levels. This should reduce noise from balls hitting any fencing using anti-vibration fixings and rubber inserts between the fence panels and the metal fence posts. This may reduce the impact of this intrusive, emergent noise on residents. This will also be supplemented with a standalone acoustic barrier the applicant has provided details of this barrier. Environmental Protection will further recommend that the applicant provides adequate storage for any goal posts/crossbars to be stored in when not getting used during the school summer holidays. This will reduce the likelihood of the general public using the facility during this period which is often when noise complaints are started.

The type of noise associated with MUGA's is not straightforward to measure although British Standards and WHO Noise Guidelines were referenced in the Noise impact Assessment. Environmental Protection do receive complaints regarding the use of MUGA's by Edinburgh Leisure and general public late in the evening. These complaints are very difficult to deal with and even demonstrate a statutory nuisance. Nonetheless they can seriously impact neighbouring amenity and take up a great deal of school head teachers and business managers time dealing with the complaints. It is our opinion that due to the distance between the proposed MUGA and consented residential units there is a risk that noise complaints will be made.

Another possible noise source is from plant and deliveries. Environmental Protection will recommend an informative for the plant noise and a condition for delivery and waste collection hours. Plant noise should be measured to ensure NR25 is not

beached in the nearest residential properties and classrooms must also be protected from this noise in line with the guidance.

It's often the case that service yards will not be used outside the school operational hours. Environmental Protection will recommend that this is conditioned to between 7:00am and 19:00 and stricter times applied for Sunday. The council is substantially increasing the number of electric vehicles in its fleet, the service area should ensure that a 22kw (64AMP) electric vehicle charging point is installed at the service area.

The building will be developed to a high sustainable standard with little car parking therefore we support this method from a local air quality perspective and require no further air quality information. It's not clear where the kitchen extract will terminate. The applicant will need to ensure that this discharges at a high level and the system can achieve 30 air changes per hour in the kitchen area. A condition has been recommended.

The applicant has advised that floodlighting will be serving the proposed pitch. The applicant has not submitted an adequate lighting assessment considering the Scottish Executive Guidance Note: "Controlling Light Pollution and Reducing Lighting Energy Consumption." Such an assessment shall confirm that glare will not affect nearby residential properties and light spillage will be within the limits required by Environmental Protection (below 25 Lux on neighbour residential land). The lighting shall be designed to include the use of light shields which should restrict backward light and fitting of specific optics to accurately direct the light. Details of mitigation measures must be provided to enable Environmental Protection to recommend specific suspensive condition to planning.

Environmental Protection will recommend that the hours of use of the pitch and floodlighting be restricted to protect localised residential amenity from noise and light pollution. However due to the short separation distance between the floodlights and the consented residential developments it will highly unlikely that light will not significantly adversely impact future residents. Our recommendation would need to be that no floodlights are included.

Environmental Protection will provide separate comments with regards contaminated land but will recommend the condition is attached until it's been formally discharged by our contaminated land officers.

The applicant has provided insufficient information therefore, Environmental Protection have concerns that the proposal will adversely impact residential amenity in its current form and recommend the application is refused. If consented we recommend as a minimum the following conditions are attached;

Conditions

- 1. Prior to the use being taken up, an extract flue and ventilation system that discharges at roof level, capable of 30 air changes per hour, shall be implemented.*
- 2. Prior to the use being taken up, one fast electric vehicle charging point, capable of 22KW (64 Amp) output shall be installed prior to occupation.*

3. *Deliveries and collections, including waste collections, to be restricted to 0700 - 1900 hours Monday to Saturday and 9:00 - 17:00 On Sundays*

4. *The Artificial Grass Pitch use to be restricted to 0700 - 22:00.*

5. *The following noise protection measures to the proposed development, as defined in the New Acoustics 'Noise Impact Assessment' report (Ref 7056 -A Rev 2) dated 7 April 2021:*

o Anti-vibration fixings and rubber inserts shall be fitted between the fence panels and the metal fence posts surrounding the Artificial Grass Pitch.

o As per Appendix 6 of the noise impact assessment a 2.5m and another 1.8m acoustic barrier shall be installed as shown.

o The acoustic barrier shall be erected with timber with a minimum mass density of 25kg/m² overlapped with no gaps between boards or at the bottom of fence.

shall be carried out in full and completed prior to the development being occupied.

6. *No floodlight to be installed around the Artificial Grass Pitch until a scheme for protecting the nearby residential accommodation from illumination and/or glare has been submitted and approved in writing by the Council's Planning Authority. The scheme shall demonstrate that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. Light spillage onto neighbouring land shall not exceed 25 Lux. All works which form part of the approved scheme shall be completed prior to the flood lighting system coming into use.*

7. *Contaminated Land*

i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, 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 required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) 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 for the approval of the Planning Authority.

Informative

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 Head of planning and Building Standards.

A storage area for the tools is provided and used to keep the equipment in during periods of extended breaks such as school summer holidays.

Edinburgh Airport response

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the conditions detailed below:

Submission of a Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of:

- o management of any flat/shallow pitched/green roofs on buildings or solar panel structures within the development site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards.'*

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Edinburgh Airport.

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building or on structures within the site. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Edinburgh Airport Airside Operations staff. In some instances, it may be necessary to contact Edinburgh Airport Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Scottish Natural Heritage before the removal of nests and eggs.

Height Limitation on Buildings and Structures

No building or structure of the development hereby permitted shall exceed 15m AGL.

Reason: To avoid the building/structure on the application site endangering the safe movement of aircraft and the operation of Edinburgh Airport through interference with communication, navigational aids and surveillance equipment. See Advice Note 1 'Safeguarding an Overview' for further information (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety>)

We would also make the following observations:

Lighting

The development is on the approach path to the runway. We draw attention to the need to carefully design lighting proposals. This is further explained in Advice Note 2, 'Lighting' (available at (<http://www.aoa.org.uk/policy-campaigns/operations-safety/>)) Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Edinburgh Airport, or not to attach conditions which Edinburgh Airport has advised, it shall notify Edinburgh Airport, and the Civil Aviation Authority and the Scottish Ministers as specified in the Safeguarding of Aerodromes Direction 2003.

Scottish Water response

Audit of Proposal

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 Glencorse 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.

Waste Water Capacity Assessment

There is currently sufficient capacity for a foul only connection in the Edinburgh PFI Waste 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.

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.

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

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.

Next Steps

All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which

Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

Non Domestic/Commercial Property

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections.

Trade Effluent Discharge from Non Dom Property

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?".

Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system.

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer.

SEPA response

We have no objection to this planning application. We have the following comments to make.

We note that parts of the site may fall within the pluvial flood risk envelope, however, please note that the management of surface water drainage and exceedance of surface water drainage systems (i.e. surface water flooding) are matters for the local authority to consider in conjunction with Scottish Water. Therefore, please consult with

your internal colleagues on this issue directly in the first instance. For further advice please refer to our Flood risk standing advice.

Foul drainage will be directed to the public sewer and as such, Scottish Water should be consulted to ensure that there is sufficient capacity in the sewer and waste water treatment works. Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website.

Please note that we are reliant on the accuracy and completeness of the information supplied at the time of providing our advice.

Waste Services response

As this is to be a School, waste and cleansing services would be expected to be the service provider for the collection of waste although we do not decide on how many bins are required at this site we still need to make sure the development meets our guidance in order to agree a waste strategy.

Waste strategy agreed at this stage Y/N N

I have looked at the drawings available in the planning portal file, we would require further input to the points raised below in conjunction with our current instruction for architects and developers guidance, available at <https://www.edinburgh.gov.uk/wasteplanning> , to ensure waste and recycling requirements have been fully considered.

- 1. Will this be an adoptable road that we have authority to access?*
- 2. Can you confirm that the bin store is in line with our guidance, ie Straight pull of no more than 10 Meters etc.*
- 3. Can you provide a site plan of proposed bin store showing level access, doors opening etc.*
- 4. Confirmation that all the points raised in our guidance have been adhered to.*

In view of these factors I would ask that the Architect/developer contact myself directly Claire.bolton@edinburgh.gov.uk or waste@edinburgh.gov.uk at the earliest point to agree their options so that all aspects of the waste & recycling service are considered.

Waste Services updated response

As this is to be a commercial development (School) Waste and cleansing Services would be the service provider for any waste collections, based on the information and drawings you have provided we can agree a waste strategy.

Waste strategy agreed at this stage Y/N:Y

I have looked at the drawings available in the planning portal file, please can you ensure you read our current instruction for architects and developers guidance, available at <https://www.edinburgh.gov.uk/wasteplanning> , to ensure all waste and recycling requirements have been fully considered.

Archaeology response

The site for the new school, nursery and health centre will form a key public, community facility and hub within the proposed new Meadowfield and West Craigs developments. These areas were identified as being of archaeological significance and was subject to an extensive programme archaeological investigation (which included this site) by both GUARD and latterly CFA archaeology between 2019 & 2021 in relation to condition 9 attached to 16/04738/PPP and AOC at West Craigs in relation to condition 8 attached to 16/05681/PPP.

Although the final post-excavation research and not all fieldwork have yet to finalised and undertaken from these sites, the initial results from the field work from both have provided regionally and nationally important evidence for occupation and use of this area dating back potentially 6000 years and including; an Late Iron Age Palisaded enclosure at West Craigs Farm, early Farming activity and occupation during the Neolithic and possible remains of a Neolithic or Bronze Age Cairn, evidence for the medieval settlement at Meadowfield Farm, possible cannonballs from the 16th from the 1640's battle of the Field of Flashes as well as recording of the latter 18-20th century Farms of Meadowfield and West Craigs.

Accordingly, this application must be considered under terms of Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies DES3 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

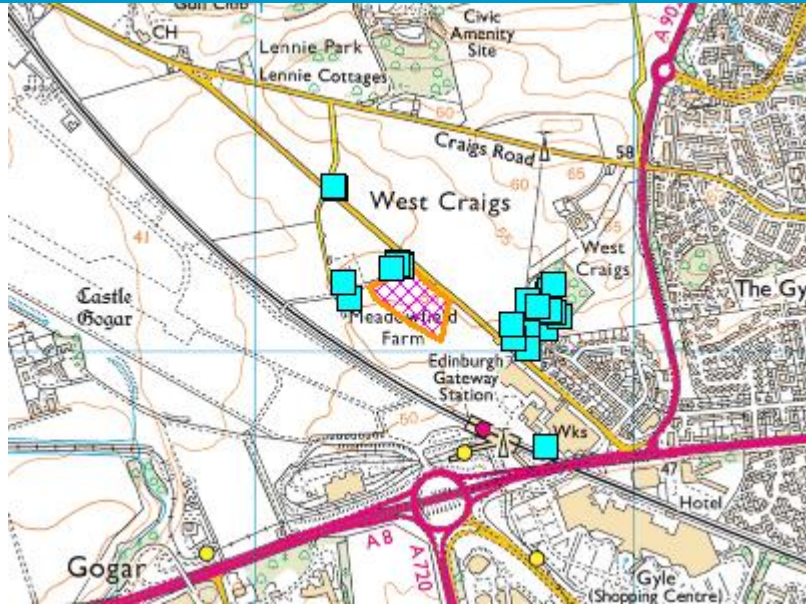
Given the wealth of archaeological discoveries and the recognised importance of heritage in creating a sense of place especially for new communities such as this, it is considered important that this heritage is interpreted, especially as the planned for public engagement element (e.g. see condition 9 of 16/04738/PPP and condition 8 of 16/05681/PPP) was not undertaken due to Covid restrictions. This development which will be a prime public facility and hub at the centre of these discoveries would be an ideal location for incorporating archaeological interpretation within its public realm/spaces.

It is therefore recommended that the following condition be attached to any permission, if granted, to ensure that this programme of archaeological works is undertaken

'The development shall not be occupied until the applicant has secured the implementation of a programme of archaeological work (interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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