

Development Management Sub Committee

Wednesday 2 March 2022

**Application for Planning Permission 21/04443/FUL
at Currie High School, 31 Dolphin Avenue, Currie.
Construction of a new ultra-low energy community high
school, swimming pool and sports facilities plus
associated landscaping and parking; demolition of existing
school building (as amended)**

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The proposal lies within an established land use and is acceptable in principle.

The proposal is appropriate in terms of design, scale and layout, where it will not have a detrimental impact on the character and appearance of the surrounding area and landscape, in line with LDP Design policies.

The proposal will not have a detrimental impact on neighbouring amenity.

The proposal promotes sustainable transport modes and will not impact on traffic or road safety, in accordance with LDP Transport policies and guidance.

The proposal will not be to the detriment of the natural or historical environment, in line with LDP Environment policies.

The proposal represents a sustainable development in line with LDP Policy Des 6 and Scottish Planning Policy.

The proposal is therefore in accordance with the Edinburgh Local Development Plan. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

SPP, LDPP, LDES01, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES11, LEN12, LEN18, LEN19, LEN16, LEN09, LEN21, LEN22, LTRA02, LTRA03, LTRA04, NSG, NSGD02,

Report

Application for Planning Permission 21/04443/FUL at Currie High School, 31 Dolphin Avenue, Currie. Construction of a new ultra-low energy community high school, swimming pool and sports facilities plus associated landscaping and parking; demolition of existing school building (as amended)

Recommendations

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

Background

2.1 Site description

The site is the existing Currie High School which sits in the village of Currie, just outside of the Edinburgh bypass, 11km from the city centre and north east of the Pentland Hills.

The site occupies approximately 7.34 ha and is located at 31 Dolphin Avenue to the south of Currievale Drive. It comprises the school buildings, sports pitches and open space /footpaths associated with the use. The school building is located to the north-east and is orientated linearly east to west.

The site is heavily screened from its immediate surroundings by a perimeter belt of dense woodland and mature tree planting. Areas of raised ground are located at the southern boundary and the wooded areas to the north and east sited at the top of a steep slope. An area of undeveloped, unmaintained grassland is the northwest of the site.

The existing surrounding housing predominantly comprises two storey semi-detached and terraced house types, with some bungalows to the south-west of the site.

Directly to the east there is an area of dense trees between the site and housing. The Woodlands School also sits on the eastern boundary of the site.

A public footpath runs through the centre of the site from west to east, with perimeter access points from Currievale Park Grove, Dolphin Gardens to the south and smaller entry points from the north western perimeter. The main vehicular entrance to the site is via Dolphin Avenue, to the south eastern corner of the site.

Bus stops are within a 400m walking distance to the south and east of Currie Community High School, whilst the train station is 800m to the north-east.

2.2 Site History

29 March 2021 - Proposal of Application Notice approved for construction of a new community high school, swimming pool and sports facilities within the grounds of the existing school plus associated external landscaping and car parking. Demolition of the existing school building (planning reference 21/01226/PAN).

10 Sept 2021 - Planning Permission Granted for Proposed 3G Pitch including floodlighting, fencing and spectators' area (planning reference 21/02381/FUL)

Main report

3.1 Description of the Proposal

Full planning permission is sought for the demolition of the existing school and the construction of the new Currie Community High School.

The application proposes an ultra-low energy community high school, swimming pool and sports facilities and community facilities, along with associated landscaping and parking.

The proposed building will sit centrally within the site, on the existing grass pitches.

The building will be two linear blocks running west to east housing a three-storey teaching block and a two-storey sports facilities block, connecting via a central reception, library and café space.

The new building will be maximum three storeys in height and constructed using a mix of light buff grey brick, vertical profile cladding, profiled glazes terracotta cladding, and triple glazes curtain walling composite of a Passivhaus standard in timber and aluminium.

The proposal includes various hard and soft landscaped areas for play and teaching, including a teaching terrace for outdoor classes, outdoor learning hub and sensory garden. The area to the north of the main pedestrian route has been safeguarded as green space. This will comprise grass playing fields, a play mound area and a community space for future allotments and community gardens. A woodland play area and garden will be located to the south east of the site.

Two new grass pitches are proposed to replace the loss of the existing pitches to be relocated to the north eastern area of the site where the existing school sits.

The proposal intends to retain the existing main vehicular access to the site and enhance pedestrian routes into the site. Vehicular drop-off is available via Forth View Crescent to the east of the school site and via Currievale Park Grove where the pedestrian footpaths link to the site.

Car parking will be provided to the east of the site. Ninety-two carparking spaces are proposed, 13 Electric Vehicle charging spaces, 10 accessible parking spaces and two accessible electric vehicle parking spaces. Four motorcycle spaces will also be provided.

One hundred and fifty eight single tier cycle parking spaces are proposed to be accommodated in three locations throughout in a mix of covered and open storage facilities.

Provision for access for refuse collection and deliveries has been incorporated. A hard-surfaced area is proposed to the north-west of the school for turning to prevent vehicles needing to reverse on site.

The proposed phasing is as follows: -

Phase 0 - new 3G synthetic turf pitch

Phase 1 - new school building, landscaping, school and community car park

Phase 2A - demolition of existing school

Phase 2B - northern landscaped area (grass pitches, play area, community allotments

Phase 2C - Woodlands school car park construction

Phase 2D - New school landscaping east of teaching block

Amended Scheme

The scheme was amended, revising the site layout due to changes to the parking provision, motorcycle provision and cycle provision. Elevational revisions were also submitted to all allow bat boxes to be incorporated into the scheme.

Supporting Statements

The application is supported by the following documents available to view on the Council's Planning and Building Standards Public Access Portal:

- PAC Report;
- Design and Access Statement;
- Transport Assessment;
- Framework Travel Plan;
- Flood Risk Assessment;
- Updated Drainage Strategy;
- S1 Sustainability Form;
- Preliminary Ecological Survey;
- Bat Survey;
- Geo Design and Environmental Risk Appraisal;
- Landscape and Visual Impact Appraisal;
- Tree Survey;
- Heritage Impact Assessment;
- Site Servicing Strategy;
- Maintenance Schedule and
- Plant Noise Impact Assessment.

3.2 Determining Issues

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

3.3 Assessment

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

- a) the proposal is acceptable in principle;
- b) the proposal is of an appropriate scale, form and design is compatible with the area;
- c) the loss of existing open space is acceptable;
- d) the proposal adversely impacts on residential amenity;
- e) the proposal adversely impacts on traffic or road safety;
- f) the proposal will increase flood risk;
- g) the proposal will be to the detriment of existing trees or natural environment;
- h) the proposal will have an adverse impact upon air quality;
- i) the proposal will have any archaeological implications;
- j) the proposal is sustainable;
- k) any other material considerations;
- l) any impact on equalities and human rights;
- m) any comments raised and addressed.

a) Principle

The proposal is to be located within an established school site.

The site is located within urban area as designated within the Edinburgh Local Development Plan, and the existing use is Class 10 (Non-Residential).

The principle of the development has been established.

b) Design, Scale, Layout and Character

LDP Policies Des 1 - Des 8 set a requirement for proposals to be based on an overall design concept which draws on the positive characteristics of the surrounding area with the need for a high quality of design which is appropriate in terms of height, scale and form, layout, and materials. This includes access to the site, consideration of existing trees and future planting, footpath/cycleway links through the site and to existing areas, amenity issues and the creation of open space.

The policies seek a comprehensive and integrated approach to the layout of buildings, streets, footpaths, cycle paths, public and private open spaces. The incorporation of existing features including archaeology, trees, woodland, landscape character, views and biodiversity can enhance a developments sense of place and contribute to the wider habitat and green network, and where it is demonstrated that existing characteristics and features worthy of retention are incorporated and enhanced through the design.

In terms of landscape design, consideration has been given to the overall masterplan to achieve a high- quality landscaped site, incorporating formal and informal amenity and play spaces, outdoor teaching spaces and community growing space. Natural, stone and timber boundary treatments are used to distinguish between public and community space and any outdoor teaching/learning spaces that are prioritised for school users. A maintenance schedule has been submitted as part of the application.

The layout allows for a permeable and well-connected site, with paths running through and around the perimeter. The paths connect the various spaces throughout the site, and onto the wider area, encouraging walking and cycling.

The form of the proposed building is appropriate within the context of the site. The architectural style of the building is contemporary and allows this building to sit comfortably within its context against surrounding modern residential buildings.

In terms of height, the proposed three storey building will replace the current four-storey building which is acceptable and in keeping with the established building heights in the area.

The scale and massing of the proposed building is designed to respond to the immediate context of the site, and this has been achieved by splitting the building's mass. The two-storey sports block responds to the low-level housing along the southern boundary.

The articulation of materials on the elevations is successful in creating texture and visually reducing the overall massing of the elevations. The two separate masses with a centralised entrance courtyard creates a sense of arrival for users.

In terms of materials, surrounding residential properties consist of terracotta pitched roofs, muted renders and pebbledash, with some natural or sandstone features.

The use of brick is in keeping with neighbouring buildings, and the proposed indicative colour palette of red, brown and gold intend to draw reference upon the materiality and colours of the housing in the locality, as well as the colours of the Pentlands. Matters of cladding colour are further discussed below.

Overall, the design respects the surrounding urban pattern, scale and height. The proposal achieves high quality landscaping and amenity space within the space, and is permeable and well connected, encouraging walking and cycling. The proposal in terms of design form and layout is in compliance with policies Des 1, Des 2, Des 3, Des 7 and Des 8.

Impact on Landscape Character and Views

The Edinburgh Landscape Character Assessment (City of Edinburgh Council, 2010) categorises the site as lying within the 'urban' area.

The dense woodland which borders the school boundary, combined with the views to the south of the Pentland Hills and to the north of the greenfield sites and farmland, creates a feeling of the site being more rural than suburban, with strong connections to its natural context.

A Landscape and Visual Impact Appraisal was submitted as part of the application.

Local view illustrations have been submitted to show the proposed development in the context of its surrounds. The proposal is well screened, and the development will not appear visually incongruous within the immediate locality.

However, the building is visible within the landscape in some longer views and could have a visual impact upon the landscape. This could be mitigated against by using compatible cladding colours that are sensitive and in keeping with the surrounding landscape. To mitigate the impact and reduce the visual appearance of the building, a condition is attached that details and sample colours of cladding be submitted for approval.

Subject to the recommended condition, the proposed development can be suitably absorbed into the landscape without being to the detriment of its character or appearance.

c) Loss of Open Space and Outdoor Sports Facilities

The Edinburgh LDP designates the area surrounding the existing school building within the site as open space.

LDP Policy Env 18 (Open Space Protection) states that proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) There will be no significant impact on the quality or character of the local environment and;

- b) The open space is a small part of larger area or of limited amenity or leisure value and there is significant over provision of open space serving the immediate area and;
- c) The loss would not be detrimental to the wider network including its continuity or biodiversity value and either;
- d) There will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvements to an existing public park or other open space or;
- e) The development is for a community purpose and the benefits to the local community

The site will be landscaped and designed to suit the use of the school which includes a range of open space facilities. There will be no detrimental impact on the wider open space network. There is a local benefit in allowing the development within an established school site, and the proposal is for a community purpose where it will be for visiting members of the public.

The application has demonstrated that there will be no significant impact on the quality or character of the local environment.

LDP Policy Env 19 (Protection of Outdoor Sports Facilities) states the loss of a playing field or sports pitch will be permitted only where one of the following circumstances applies

- a) The proposed development is ancillary to the principal use of the site as outdoor sports facilities;
- b) The proposed development involves the minor part of outdoor sports facilities and would not adversely affect the use or potential of the remainder for sport and training;
- c) An alternative outdoor sports facility is to be provided of at least equivalent sporting value in a no less convenient location or existing provision is to be significantly improved to compensate the loss;
- d) The Council is satisfied that there is a clear excess of sports pitches to meet the current and anticipated future demand in the area, and the site can be developed without detriment to the overall quality of provision.

This current proposal results in the loss of the existing grass pitches to accommodate the new school building.

At present, the school's grass pitch areas are around 80mx100m and 63mx80m. The application proposes to replace these existing pitches with two small sized rugby pitches (size 70mx40m) which will be overlaid with running track markings, orientated west to east.

As the new pitches are smaller than the current pitches, the proposed provision does not provide a new facility of comparable or greater benefit for sport, and therefore does not align with part c) of LDP Policy Env 19.

Notwithstanding this, the proposed development will not be to the detriment of the overall quality of provision. A new full-size synthetic pitch to the south west of the site was granted permission by a separate planning application (application reference: 21/02381/FUL).

Sport Scotland has raised no objection to the proposal subject to a condition to ensure a reasonable quality grass surface can be provided.

Given the grass pitches are going to be on the site of the current school, careful consideration and design will be needed to ensure a reasonable quality grass surface can be provided. Conditions are recommended to ensure delivery of high-quality grass pitches.

Overall, the proposal does not raise any issues in respect of the loss of open space or replacement of sports facilities and complies with LDP policy Env 18 and Env 19.

Conditions are recommended to ensure a good quality pitch surface can be achieved and to ensure the pitches are delivered and operational within a reasonable period following occupation of the school.

d) Amenity

LDP Policy Des 5 (Design-Amenity) supports proposals that have no adverse impact on neighbouring developments and will achieve a good level of occupier amenity.

The site is surrounded by residential accommodation with the nearest homes being located immediately to the west beyond a small strip of vegetation and public path. Residential houses also lie further to the south, where there is also a strip of vegetation and a row of garages.

In terms of noise, the site is an existing school use. As there is no lawful change of use of the site, new controls cannot be placed upon applicant to control noise. However, a Noise Impact Assessment (NIA) was submitted in relation to the proposed plant locations and confirms there will be no impact upon neighbouring residential amenity.

Ground floor plant rooms are proposed on the southern elevation, along with rooftop Air Handling Units and Air Source Heat Pumps. The report finds that all internal noise levels at surrounding residential noise sensitive receptors are predicted to meet the CEC internal noise level criteria of NR 25 with windows open for ventilation purposes. As such, no mitigation is required.

Sunlight and Solar Analysis was submitted in support of the proposal. The application will have no impact upon the availability of daylight or result in overshadowing upon any neighbouring residential properties.

The proposal raises no issues in terms of privacy. The sports block is closest to the boundary wall and, as such, the height has been limited to two storeys high to maintain privacy for students and nearby residents. The site is well screened from neighbouring residential properties. Overall, the proposal will not be to the detriment of neighbouring amenity.

e) Connectivity, Access and Parking

The existing school is currently well connected to the surrounding residential streets, with numerous pedestrian routes into the site. There are several options for access to the site on foot or for cyclists including via Dolphin Avenue to the south, Currievale Park Grove to the west and Forth View Crescent from the east.

The main vehicle access point is currently from Dolphin Avenue to the south of the existing school site and this will remain the main access route for all vehicles.

LDP Policy Tra 2 relates to car parking provision and takes into consideration the accessibility of the site to public transport stops on routes well served by public transport, to shops, schools, centres of employment, cycle and public transport. Assessment against this policy considers the character of the proposed use and its correlation with car ownership.

The policy aims to ensure car parking provided is tailored to local circumstances, including location, public transport accessibility, economic needs, fulfilling the wider strategy of encouraging sustainable non-car modes.

The site currently has capacity for 106 car parking spaces which is shared across the existing secondary school and the adjacent Woodlands Special Needs School. The proposal originally proposed to increase whole site provision to 116 spaces. However, the proposal was revised to align with the Council's parking standards. 92 spaces are now proposed across the entire site. The breakdown being 50 spaces for Currie Community High School (CCHS) and 42 spaces for Woodlands School. The spaces will also support the use of the wider campus including the swimming pool and sports facilities outwith school hours

In terms of CCHS, provision comprises 36 standard car parking spaces, seven EV charging spaces, six accessible parking spaces and a further space will be provided for accessible EV charging.

Parking provision for Woodlands School will be 31 standard spaces, six EV charging spaces, four accessible parking spaces and a further space for accessible EV charging.

The proposed car parking spaces are considered acceptable for the various uses, in compliance with LDP Policy Tra 2.

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

The application proposes 158 cycle parking spaces for CCHS, which exceed the 111 required, and the 41 spaces currently available on site. This comprises 60 spaces in a bike storage shed to the north west of the building, adjacent to the entrance path from the west. A further storage shed is proposed to the east of the building accommodating 64 spaces, and 34 visitor spaces are proposed adjacent to the front entrance. This is welcomed and promotes sustainable transport modes and is in line with Council guidance and LDP Policy Tra 3.

Motorcycle parking provision will also be accommodated within the site with a total of 4 spaces for use by CCHS and Woodlands School users.

Overall, the parking provision and design complies with LDP Policies Tra 2, Tra 3 and Tra 4 and guidance. The site is well served by public transport and promotes walking and cycling through the site and into surrounding areas.

f) Flood Risk and Drainage

Policy Env 21 (Flood Prevention) states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself, impede the flow of flood water or prejudice existing or planning flood defence systems.

A Flood Risk Assessment (FRA) along with a revised Drainage Strategy was submitted in support of the application.

Drainage issues have been previously encountered by the surrounding houses to the north of the School site. Drainage works are proposed as part of a separate application for the 3G pitch (21/02381/FUL). The applicant intends to allow suitable drainage by providing filter trenches installed to the northern boundary of the development plateau to intercept any surface water leaving the site. This will aim to alleviate any future drainage issues.

The Councils Flood Prevention Team has reviewed the submitted information and

Overall, the proposal has been designed to mitigate against flood risk and complies with Policy Env 21.

g) Trees and Natural Environment

Existing Trees

LDP Policy Env 12 (Trees) ensures development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Protection Order or on any other tree or woodland worthy of retention unless necessary for good arboriculture reasons. This policy recognises the important contribution made by trees to character, biodiversity, amenity, and green infrastructure.

Existing mature trees to the north, south and west boundary are to remain. These trees provide a boundary with the adjacent houses, providing a buffer from the school and pitch, and reduce any noise from either during school hours or whilst in use by the local community.

Some trees within the site are to be felled to facilitate the development. The submitted tree works plan states that these will be young, small and damaged trees. The loss of the identified trees is acceptable in this instance.

A condition requiring a Tree Protection Plan to be submitted and approved is recommended to ensure retained trees are protected during construction, particularly those along the site boundary.

Natural Environment

LDP Policy Env 16 (Species Protection) aims to ensure development will not be to the detriment to the maintenance of a protected species and suitable mitigation is proposed. In accordance with Policy Des 3 (Development Design) and the Edinburgh Design Guidance, developments protect and enhance biodiversity, as part of development design.

A Preliminary Ecological Appraisal Report has been submitted in support of the application. This considers any likely impacts on protected species, including the impact of bats due to demolition of the existing school buildings.

The elements of the landscape plan which will enhance the site for biodiversity, such as the pond with dipping platform, native hedges and meadows, are welcomed.

To incorporate roosting opportunities within the new building, the proposal has been revised to include integral bat boxes/wall mounted boxes at eaves height, facing east towards the adjacent woodland. The inclusion of these feature would support policy Des 3, and the objective of the Edinburgh Design Guidance and Edinburgh Biodiversity Action Plan.

Overall, the proposal aims to protect and enhance biodiversity and will not be to the detriment of protected species. The proposal complies with LDP Policies Env 16 and Des 3.

h) Air Quality

LDP Policy Env 22 aims to ensure that no development will result in significant adverse effects for health, environment or air quality and appropriate mitigation measures can be provided to minimise the adverse impacts. Reducing the need to travel and promoting the use of sustainable modes of transport are key principles identified in the local development plan.

The development will generate minimal vehicular movements and has been designed to mitigate operation impacts through the provision of cycling spaces and reduced car parking which is good practice.

Overall, the proposal complies with Policy Env 22.

i) Archaeology

LDP Policy Env 9 (Development of Sites of Archaeological Significance) aims to ensure that no significant archaeological features are likely to be affected by the development.

The construction of the new scheme will require significant ground-breaking. Although the site has been impacted upon by the construction of the school the site of the new school is nonetheless regarded as having the potential for significant prehistoric remains albeit low. It is recommended therefore that a programme of archaeological works is carried out in advance of development, to fully excavate, record any significant archaeological remains and analyse and publish the results of this work.

A condition is recommended to secure this programme of archaeological works to ensure compliance with LDP Policy Env 9.

j) Sustainability

LDP Policy Des 6 (Sustainable Buildings) sets out criteria by which proposed development should meet to ensure sustainability. The proposal is utilising the existing school site, where there are established public transport, cycle and pedestrian routes connecting to the surrounding and wider area.

The application proposes less car parking than currently exists, and to increase cycle parking provision and introduce EV charging points, therefore promoting sustainable transport modes and reducing the reliance on car usage.

The scheme has been designed to Passivhaus standard.

Overall, the proposal will provide a low carbon building in a sustainable location, and complies Policy Des 6.

k) Other Considerations

Waste

As this is to be a Council school, Waste and Cleansing services would be expected to be the service provider for the collection of waste.

The Council's Waste Team were consulted on the proposal and have reviewed that provision for access for refuse collection and are satisfied with the proposed arrangements for waste and servicing. Deliveries has been incorporated into the plans, with a suitable turning area.

Aerodrome Safeguarding

The site is located within the Edinburgh Aerodrome Safeguarding zone. The Aerodrome Safeguarding & Compliance Department at Edinburgh Airport were notified of the proposed development. The applicant received confirmation that development can go ahead with no further action.

Sustainable Development Principles within the SPP

In terms of the presumption in favour of development that contributes to sustainable development Paragraph 28 of Scottish Planning Policy states:

"The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost."

Paragraph 29 of Scottish Planning Policy then sets out the thirteen guiding principles, having regard to any related development plan policies, on determining whether overall the proposed development is sustainable. In considering each of these principles in turn the following assessment is made:

The development would assist in the delivery of a new environmentally efficient Passivhaus standard school within the existing site, in line with Net Zero objectives.

The proposal provides a distinctive landscaped site with play areas and outdoor space built around existing features, including existing woodland, SUDS and grassland. It will be safe and pleasant environment with various areas of areas of green space and amenity space, that is easy to move around built around a central school and community building.

The site will be welcoming to both students, teachers and the local community. It combines both educational and community facilities, as well as parking facilities for the neighbouring school and is therefore resource efficient. It therefore meets all the six qualities of the successful places.

The development would meet a number of the sustainability principles due to the nature of promotion of good design and sustainability that it embedded within the Planning System. Overall, the presumption in favour of development that contributes to sustainable development as outlined within Scottish Planning Policy is evoked.

SPP and the Emerging Plan City Plan 2030

The Planning Committee approved proposed City Plan 2030 on the 29th September 2021 for its statutory period of representation. The period for representation has now concluded and the submissions are being considered. While the proposed City Plan is the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination.

Transition to National Planning Framework Four (NPF 4)

NPF 4 - Draft National Planning Framework 4 is being consulted on at present. As such, it has not yet been adopted. Therefore, little weight can be attached to it as a material consideration in the determination of this application.

l) Equalities and Human Rights

The application was assessed in terms of equalities and human rights and will have no impact.

m) Public Comments

One letter of support, one neutral representation and one letter of objection were received in relation to the proposal.

Material Considerations

- Overdevelopment- addressed in Section 3.3b;
- Lack of outdoor sports facilities- addressed in Section 3.3c;
- Overshadowing- addressed in Section 3.3d;
- Parking- addressed in Section 3.3e;
- Request for Maintenance Schedule- included with application.
- Drainage- addressed in Section 3.3f; and
- Time period for public comments. A minimum of 21 days was allowed for public comments, in line with legislation. No requests for late comments were submitted to the case officer.

Non-material Considerations

The following comments were received but do not raise matters controlled through the planning process:-

- Misuse of Council Funds;
- Devalue of residential property;
- Educational impact of overcapacity school;
- Need for school in Covid-19 times;
- Existing school still serviceable, no need to replace;
- Safety and traffic concerns during construction;
- Pest Control - existing issues with rats in area;
- Issue with seagulls;
- Noise, light disturbance and fencing associated with the new 3G pitch- whilst these are material considerations, they relate to a separate planning application already granted planning consent and are not applicable to this application.

Support

- Positive local impact and
- Phasing welcomed.

CONCLUSION

In conclusion, the proposal lies within an established land use and is acceptable in principle.

The proposal is appropriate in terms of design, scale and layout, where it will not have a detrimental impact on the character and appearance of the surrounding area and landscape, in line with LDP Design policies.

The proposal will not have a detrimental impact on neighbouring amenity.

The proposal promotes sustainable transport modes and will not impact on traffic or road safety, in accordance with LDP Transport policies and guidance.

The proposal will not be to the detriment of the natural or historical environment, in line with LDP Environment policies.

The proposal represents a sustainable development in line with LDP Policy Des 6 and Scottish Planning Policy.

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. Prior to commencement of work, a detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority. This includes details of cladding colours. Thereafter sample panels of the materials are to be erected and maintained on site as agreed by the Planning Authority.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis, reporting, publication, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. The new grass pitches will be designed and constructed by a recognised (e.g. SAPCA* registered) specialist pitch contractor(s), details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

4. The grass pitches will be fully operational and available for use not later than one year after the opening of the new high school.
5. Prior to commencement of development, a Tree Protection Plan shall be submitted for approval to the Planning Authority. Tree protection measures shall be implemented in accordance with the approved drawing and the protection fencing shall remain in situ for the entirety of construction works.
6. Prior to commencement of development, a Lighting Strategy for the whole site should be submitted for approval to the Planning Authority.

Reasons: -

1. To enable the Planning Authority to consider these matters in more detail.
2. In order to preserve and protect any archaeological findings.
3. To ensure delivery of good quality and useable sports pitch provision.
4. To ensure delivery of sports pitch provision.
5. In order to protect existing trees during the construction phase.
6. In the interest of amenity.

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. Waste Informative

Since schools are different sizes and activities, with different waste requirements. Provision should be agreed by the school in good time, and it should be noted that the requirement to comply with legislation, Waste (Scotland) Regulations require the segregation of defined waste types to allow for recycling.

Please contact the City of Edinburgh Waste Team a minimum of 12 weeks prior to occupation to allow time to purchase the bins and set up the site visit for the final checks/agreement on collections. Please note, no collections will take place until this site is checked and agreed, any waste produced on site is the responsibility of the developer / builder.

5. Environment Informative

Protection of Bats During Construction

As a precaution it is recommended that demolition is undertaken in accordance with a Precautionary Working Method Statement (PWMS). This should include the provision of a toolbox talk to demolition contractors, and a detailed inspection of the potential roost features where the bat activity was recorded. The inspection should be undertaken by a suitably qualified ecologist, using an endoscope.

The bat survey data is considered valid for 12 months from the date of the survey (August 2021). If demolition is delayed beyond this then a further survey is recommended to update the current assessment.

If a bat(s) is encountered during works, work should stop, and a suitably qualified ecologist requested to attend the site to advise on how to proceed.

6. Roads Informative

All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation.

A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;

Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.

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 assessed 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

One letter of support, one neutral representation and one letter of objection were received in relation to the proposal.

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**

Edinburgh Local Development Plan

Date registered

1 September 2021

Drawing numbers/Scheme

1-9, 10A, 11C, 12A, 13C, 14-18, 19B, 20-22, 23B, 24-31,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Sonia Macdonald, Planning Officer

E-mail:sonia.macdonald@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Scottish Planning Policy (SPP) - The SPP sets out Scottish Government policy on nationally important land use matters and includes subject specific policies on: economic development, town centres and retailing, housing, rural development, coastal planning, fish farming, historic environment, landscape and natural heritage, open space and physical activity, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, on-shore oil and gas, surface coal mining and communications infrastructure.

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 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 Des 11 (Tall Buildings - Skyline and Key Views) sets out criteria for assessing proposals for tall buildings.

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

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

LDP Policy Env 19 (The Protection of Outdoor Sports Facilities) sets criteria for assessing the loss of outdoor sports facilities.

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

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 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 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.

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 21/04443/FUL at Currie High School, 31 Dolphin Avenue, Currie. Construction of a new ultra-low energy community high school, swimming pool and sports facilities plus associated landscaping and parking; demolition of existing school building (as amended)

Consultations

SportsScotland response

The application proposes the replacement of the current high school.

The new full-size synthetic pitch was covered by a separate planning application (21/02381/FUL) to which we responded previously.

The current consultation to sportscotland relates to the changes to the grass pitch provision at the school.

At present, the school's grass pitch areas are around 80mx100m and 63mx80m, and pitch markings on them can be oriented north-south as recommended. Proposed are two small sized rugby pitches (size 70mx40m) which will be overlaid with running track markings, the orientation is west-east, which is not optimum.

We are guided by the provisions of Scottish Planning Policy paragraph 226 (which is mirrored in LDP policy ENV19 'Protection of Outdoor Sports Facilities') when considering planning applications that impact on outdoor sports facilities, this states:

'Outdoor sports facilities should not be redeveloped except where:

- o the proposed development is ancillary to the principal use of the site as an outdoor sports facility;*
- o the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*
- o the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or*
- o the relevant strategy (see paragraph 224) and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in*

the area, and that the site would be developed without detriment to the overall quality of provision.'

As the new pitches are significantly smaller than the current ones, our view is that the application proposal does not meet the tests of this policy, as the new pitches don't provide a new facility of comparable or greater benefit for sport.

However, the applicant's agent (email dated 8/6/21) has previously provided information on school and community consultation carried out, and has advised that no issues have been raised in terms of what is being proposed for pitches at the new school.

Given this, while our view is that the reduction in grass pitch area for the school means that the proposal doesn't comply with policy which protects these spaces, we confirm no objection to the application subject to the following conditions on any grant of planning permission.

Given the grass pitches are going to be on the site of the current school, careful consideration and design will be needed to ensure a reasonable quality grass surface can be provided.

Conditions:

1. The new grass pitches will be designed and constructed by a recognised (e.g. SAPCA registered) specialist pitch contractor(s), details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development. *SAPCA is The Sports and Play Construction Association (www.sapca.org.uk)*

2. The grass pitches will be fully operational and available for use not later than one year after the opening of the new high school.

We have provided information only in relation to our role as a statutory consultee, general good practice guidance on the provision of school sports facilities can be found in our website [here](#).

Summary of Response

While the proposal doesn't comply with national or local plan policy (ENV19) due to the reduction in grass pitch space available for the school, the agent has advised that consultation has not raised any issues from school or community. Given this there is no objection.

Archaeology response

The 1960's Currie High School was constructed on farmland occupying part of the northern edge of a higher ground overlooking the Murry Burn and extending and raising slowly upwards towards Ravelrig and Kaimes Hills to the West. Recent archaeological excavations by AOC archaeology in advance of CALA housing developments at Ravelrig and Newmills Balerno have unearthed archaeological evidence for prehistoric settlement

and occupation dating back to the Neolithic, suggesting that this high ridge of ground was widely occupied during prehistoric and perhaps into the early medieval period.

As such the site has been identified as an area of archaeological potential. Accordingly, this application must be considered under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP) and Historic Environment Scotland Policy Statement (HESPS) 2016 and CEC's Edinburgh Local Development Plan (2016) Policies ENV8 & 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.

The construction of the new scheme will require significant ground-breaking. Although the site has been impacted upon by the construction of the school the site of the new school is nonetheless regarded as having the potential for significant prehistoric remains albeit low. It is recommended therefore that a programme of archaeological works is carried out in advance of development, in order to fully excavate, record any significant archaeological remains and analyse and publish the results of this work.

This strategy will require the undertaking of phased programme of archaeological investigation, the first phase of which will be the undertaking of archaeological evaluation. The results from this initial phase of work will determine the scope of detailed further mitigation strategies to be drawn up to ensure the appropriate protection and/or excavation, recording and analysis of any surviving archaeological remains is undertaken prior to construction including also for community engagement.

It is recommended therefore that a condition be applied to any permission granted to secure this programme of archaeological works based upon the following CEC condition;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis, reporting, publication, public engagement) 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.

Archaeology response updated

The 1960's Currie High School was constructed on farmland occupying part of the northern edge of a higher ground overlooking the Murry Burn and extending and raising slowly upwards towards Ravelrig and Kaimes Hills to the West. Recent archaeological excavations by AOC archaeology in advance of CALA housing developments at Ravelrig and Newmills Balerno have unearthed archaeological evidence for prehistoric settlement and occupation dating back to the Neolithic, suggesting that this high ridge of ground was widely occupied during prehistoric and perhaps into the early medieval period.

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Waste Services response

As this is to be a Council school, Waste and Cleansing services would be expected to be the service provider for the collection of waste.

Further to my communications with the architects, and having reviewed that provision for access for refuse collection and deliveries has been incorporated into the plans, with a suitable turning area. I can now confirm that this development would be accepted for waste and recycling collections at the planning stage with the waste strategy plan provided. I would like to see confirmation that the bin store has metal protection plates fitted to the wooden doors and door frames to prevent damage by bins.

The final agreement letter for this development would be subject to a site visit prior to collections being agreed to confirm all aspects of our guidance had been adhered to.

Number of bins required

Since schools are different sizes and have different activities, they have very different waste requirements and so we do not advise on the bin capacities required. However, this should be agreed by the school in good time, and it should be noted that the requirement to comply with legislation, Waste (Scotland) Regulations require the segregation of defined waste types to allow for recycling.

Please inform the developer / builder to contact this office a minimum of 12 weeks prior to occupation to allow time to purchase the bins and set up the site visit for the final checks/agreement on collections. Please note, no collections will take place until this site is checked and agreed, any waste produced on site is the responsibility of the developer/builder.

Roads Authority

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

1. The applicant should consider locating the cycle parking to more convenient locations for the main entrances. The proposed locations appear to be less convenient than many of the car spaces;

2. An outline travel plan has been submitted;

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

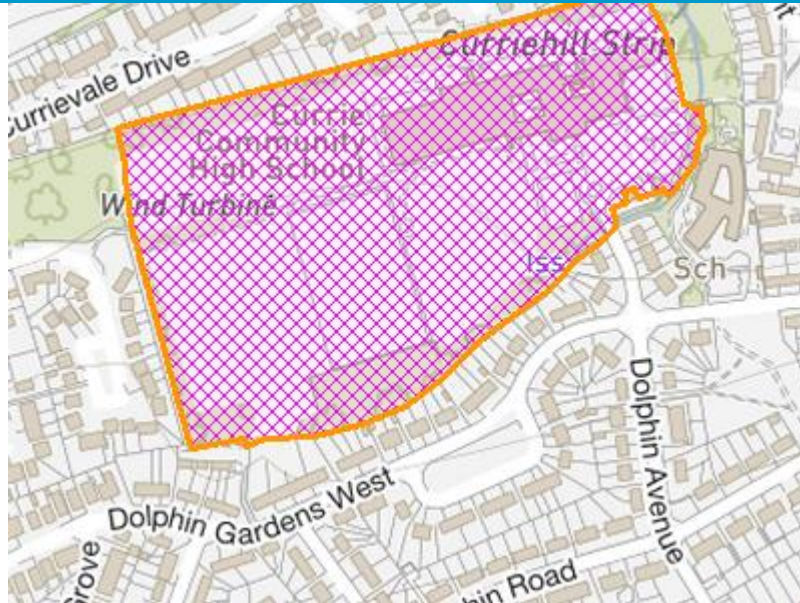
4. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.

Note:

The proposed 50 car parking spaces are considered acceptable for the various uses. This includes 7 electric vehicle, 6 disabled, 1 disabled electric vehicle spaces. Current parking standards would permit up to 50 spaces for the school use alone.

The proposed 155 cycle parking spaces are in excess of the 111 required under the Council's standards for school use.

Location Plan



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