

Development Management Sub Committee

Wednesday 14 August 2019

**Application for Planning Permission 19/01771/FUL
At Redevelopment Site At, Niddrie Mains Road, Edinburgh
Erection of a new 3 and 4 storey secondary school with
associated hard and soft landscaping, 'town square'
proposal, external sports provision and car parking.**

Item number

Report number

Wards

B17 - Portobello/Craigmillar

Summary

The proposal complies with the Development Plan, the Craigmillar Urban Design Framework and the Council's non-statutory guidelines. There is no adverse impact upon the setting of the nearby listed buildings and the design is of an appropriate standard. The proposal will provide adequate open space around the school and a new civic space for Craigmillar Local Centre. The amenity of the local area will not be adversely impacted. The proposal will ensure long term provision of education and sports facilities and access for the community. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDEL01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN03, LEN12, LEN16, LEN20, LEN21, LEN22, LTRA01, LTRA03, LTRA04, LTRA09, NSG, NSGD02, NSGCDF,

Report

Application for Planning Permission 19/01771/FUL At Redevelopment Site At, Niddrie Mains Road, Edinburgh Erection of a new 3 and 4 storey secondary school with associated hard and soft landscaping, 'town square' proposal, external sports provision and car parking.

Recommendations

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

Background

2.1 Site description

The site is located on the north side of Niddrie Mains Road, to the north and east of the East Neighbourhood Centre building. The site extends to approximately 4.53 hectares covering two areas of land, a larger plot located between Harewood Road and Niddrie Mains Road (3.6ha) and a smaller plot to the north of Harewood Road (0.93ha).

The site is currently vacant, brownfield land populated informally by urban grassland. It was previously in use as school grounds and residential dwellings which have now been cleared from the site. There is an existing road across the site (Harewood Crescent) which will be removed to allow for development of the school grounds. The larger part of the site slopes gradually from south to north, with a level change of around 3m across the site. The separate smaller site to the north of the main school site is fairly level. There are a number of existing trees on site. In addition, there is a stone memorial accessed by a footpath located in the central area of the site.

The northern boundary of the site is formed in part by Harewood Road. Castlebrae Business Centre is located to the immediate north west of the site and forms the boundary along these edges. The remaining western site boundary is formed by an existing stone wall.

The eastern boundary of the site is formed by Harewood Road. Land to the east of Harewood Road is currently being developed as residential flats and housing with associated access and open space.

The southern boundary of the site is formed by the existing East Neighbourhood Centre building and Niddrie Mains Road. An area of public open space to the immediate east of the East Neighbourhood Centre building is included within the site boundary.

There are two listed buildings located within the vicinity of the site. Castlebrae Business Centre (formerly Niddrie Marischal Secondary School) is located to the north west of the site boundary and is a Category B listed property comprising a two-storey flat-roofed quadrangular plan building with Art Deco detailing. The White House on Niddrie Mains Road is Category B listed and is also in the Art Deco style. It is located around 70m to the west of the site boundary.

2.2 Site History

Site

8 August 2013 Revised Craigmillar Urban Design Framework CUDF) approved by Planning Committee.

This sets out a number of principles relating to schools;

- The underlying aim of the Framework is to ensure that schools and community facilities are located in accessible locations;
- School buildings should relate well to surrounding buildings and uses;
- Good linkages with walking and cycling routes should be established to create a safe and healthy environment;
- Schools should be designed to minimise their footprint and maximise safety through natural surveillance; and
- The Community High School could incorporate a number of other facilities and should relate well to shops and the other facilities in the local centre.

9 December 2016 - Application approved but now lapsed (9 December 2018) to extend the public realm in front of the neighbourhood hub at Craigmillar Town Square connecting the two spaces through uniform materials and building on the existing design framework (application reference 16/02697/AMC).

Adjacent sites

24 September 2015 - Planning permission granted for mixed use development inc. retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business + employment (class 4); residential institutions (class 8); residential (class 9); assembly + leisure (class 11); sui generis flatted development + other associated works including car parking, public realm, access arrangements + works in general at Niddrie Mains Road Edinburgh (application reference 14/03416/PPP, varied by application 14/03416/VARY).

23 February 2018 - Approval of matters specified in conditions for the erection of 194 new residential units, comprising 128 flats and 66 terraced houses, along with associated roads, pedestrian paths, parking courtyards, amenity space and soft landscaping (matters listed in conditions one i (a), two, three (excluding (h)), four, five and six) (as amended) at land at Niddrie Mains Road Edinburgh (Application reference 17/03244/AMC, varied by 17/03244/VARY).

10 May 2018 - Approval of matters specified in conditions for an educational, learning and teaching landscape design to the proposed SUDs basin (application reference 17/04998/AMC).

26 October 2018 Planning permission minded to grant (subject to legal agreement) for residential development comprising of 136 flatted units across 5 no. blocks; with associated parking, roads and landscaping at 100 Niddrie Mains Road Edinburgh EH16 4DT (application reference 19/02744/FUL).

Main report

3.1 Description Of The Proposal

The application is for a new build replacement secondary school with associated playing fields, external spaces, car parking and landscaping.

The proposed form of the school building has been developed through a series of design workshops with the local authority and the existing Castlebrae High School staff and pupils. The building has been positioned at the south of the site, which creates a direct frontage onto Niddrie Mains Road, which forms a strengthened urban frontage alongside the existing East Neighbourhood Centre to the west and retail units to the east. Existing proposals for the formation of a Town Square to the immediate south of the school building have been incorporated into the scheme. This will provide an area of civic space for the local community and will also provide a landscaped buffer between the school and Niddrie Mains Road.

The school extends to three storeys at the front of the site, and four storeys at the rear of the building, accounting for the drop in ground level from south to north across the site. The building takes a block form, which has been sited to respond to the topography, the need for daylighting amenity for neighbouring properties and to allow for a logical structure of internal teaching and social spaces.

The building has a north to south orientation and has two entrances on the western elevation, a main entrance onto the town square, and a secondary pupil entrance onto the playground. Both enter into a central, triple height dining space. The social and teaching areas of the building are both accessible from this central area.

The sports facilities are largely located to the rear of the building and are stacked vertically, supported by changing facilities at lower ground flood level. Spaces suitable for community access are located to the south of the upper ground floor beside the main entrance. The proposed materials include brick, fibre cement panelling and profiled metal cladding.

A new vehicular access will be provided at the west end of the East Neighbourhood Centre (ENC). This will allow access to a new parking area located to the rear of the ENC which will be used by both the ENC and as an operational car park for the school. The school car park is intended for use by visitors and community users to support the school. There is no routine provision of car parking for school staff as the school will encourage sustainable transport options to work.

A total of 35 car parking spaces are provided, 11 spaces which replace the existing provision for the ENC and 24 spaces for the school. Two disabled parking spaces are included for the school. Two charging points are provided for electric vehicles (EV), and two more spaces are designed as 'passive' EV provision, allowing for future conversion to a charging point. Four motorcycle parking spaces will also be provided.

Service access to the building is located off Harewood Drive to the east.

Covered cycle parking is provided within the secure perimeter of the school for use by staff and students with 70 cycle spaces provided. Additional cycle parking for visitors (four spaces) will be provided near the main school entrance and adjacent to the East Neighbourhood Centre within the Town Square.

The school grounds will comprise a mix of soft and hard landscaped areas. Two green wedges are proposed, alongside a number of footpaths. Green areas will include a mix of landscape treatments such as grasses, wildflowers and ornamental planting. A more formal area of hard landscaping is proposed at the pupil entrance to the school.

To facilitate the redevelopment of the school six trees will be removed, none of which are protected. It is proposed that 71 new trees will be planted across the site, including a range of species such as Acer, Silver Birch, Beech, Alder and Oak.

Street furniture is provided across the school grounds, comprising a mix of formal and informal seating opportunities. Existing concrete sculptures on the site will be re-used within the school landscape.

A small memorial garden with seating area is proposed within the school grounds at the location of the existing monument to Craig Millar. The monument will be removed from the school grounds and relocated to an alternative location within the wider Craigmillar area.

A multi-use games area with an all-weather 3G synthetic grass playing surface is proposed on the smaller site to the north of Harewood Drive. This will be surrounded by a 5m high fence and will be floodlit.

A Town Square area will be formed to the immediate south of the school building, facing onto Niddrie Mains Road. This will provide an important area of civic space between the school building and the East Neighbourhood Centre within Craigmillar Local Centre. A mix of hard landscaping materials will be used in this area including granite flags, Caithness flag detailing, concrete blocks and gravel surfaces. Informal seating is provided in the form of a large raised planter which will contain a range of ornamental planting. Sixteen trees will be planted within the town square area.

Supporting documents

The application is supported by the following documents:

- Pre application consultation report;
- Transport Statement;
- Landscape and Visual Impact Appraisal;
- Landscape information;
- Tree Survey, Tree Retention and Protection Plan and Tree Planting details;
- Flood Risk Assessment;
- Drainage Impact Assessment (including SUDS Proposal);
- Noise Impact Assessment;
- Ecology and Habitat Appraisal;
- Construction and Traffic Management Plan;

- Draft Green Travel Plan;
- Landscape Plans and Maintenance Schedule;
- Sports Pitch Floodlighting Information; and
- External Lighting Information.

These are available to view on Planning and Building Standards Online Services.

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 principle of the development is acceptable in this location;
- b) the impact of development on nearby listed buildings is acceptable;
- c) the design, scale, layout and materials are acceptable;
- d) access arrangements are acceptable in terms of road safety and public transport accessibility;
- e) the flooding and drainage arrangements are acceptable;
- f) the proposal is detrimental to the amenity of neighbours or occupiers of the new development;
- g) the proposed landscape arrangements are appropriate;
- h) the proposal meets the sustainable standards in the Edinburgh Design Guidance;
- i) material representations or community council comments raise issues to be addressed;
- j) the proposals have any equalities or human rights impacts; and
- k) there are any other material considerations.

a) the principle of the development is acceptable in this location

The requirement for a new secondary school in Craigmillar is identified within the Edinburgh Local Development Plan (LDP). School proposals (proposal SCH2) anticipates development of the school at a central location near other local services. The proposed development site is located directly adjacent to the Craigmillar Local Centre and is centrally located on the primary access route of Niddrie Mains Road.

The Craigmillar Urban Design Framework broadly identifies the application site as the proposed location for a secondary school. It supports the creation of a new and improved local centre for Craigmillar in order to improve the long term viability of the area, and provide places for social interaction for the community. The application also proposes the development of a "town square" to the immediate south of the school building, which will provide a new area of civic space for the town centre, which will assist in the objectives of the Craigmillar Urban Design Framework which seeks to move the focus of Craigmillar Local Centre eastwards.

The proposed school is located in part within housing site HSG14. Completions/development under construction on this site are close to meeting the required target set out in the Housing Land Audit (2018). Accounting for the loss of land within the site for use by the school, there is still some potential for additional housing capacity on site HSG14. Furthermore, additional housing development on unallocated land to the south of Niddrie Mains Road (former Lidl site) has recently been granted planning permission (subject to completion of a legal agreement). Overall, the amount of housing currently built/consented in the local area exceeds the target requirement for site HSG14, therefore the loss of part of the site for school development is offset by surrounding gains in housing provision. The principle of a new school on the site is acceptable and meets the requirements of the LDP in this regard.

b) the impact of development on the setting of nearby listed buildings is acceptable

LDP Policy Env 3 seeks to protect listed buildings from development that may be detrimental to the architectural character, appearance or historic interest of the building, or its setting.

The proposed school building is located to the south east of Castlebrae Business Park, around 110m from Castlebrae Business Centre (Cat B listed). The proposed landscaping within the school grounds will improve the wider setting of the Castlebrae Business Centre and will have no negative impacts on the setting of the listed building.

The White House (Cat B listed) on Niddrie Mains Road is located around 70m to the west of the site boundary. The proposed school building and surrounding grounds will have no detrimental impact on the setting of this building.

c) the design, scale, layout and materials are acceptable

Urban Design Panel

The proposals were presented to the Edinburgh Urban Design Panel at pre-application stage on 26th September 2018. The EUDP report can be found in appendix 1, consultation section. The Panel supported the relocation of the high school to the centre of the Craigmillar community, incorporation of an active frontage to the public space and the proposed siting, orientation, height and mass of the school building. The applicant has sought to consider other issues raised by the Panel including integration with the community, sustainability, rationalisation of the boundary, the potential for public access through the site to be provided and developing a suitable phasing strategy for the scheme.

Context and layout

Policy Des 1 (Design Quality and Context) requires that new development creates or contributes towards a sense of place, drawing on positive characteristics of the surrounding area. The proposed school building responds appropriately to the existing East Neighbourhood Centre and the provision of the town square area outside the school building on Niddrie Mains Road will form a central civic space between these two key buildings in the local community. The main entrance of the school will face directly onto the town square which will reinforce this space as a community area.

The siting of the building has considered the site topography and responds to this accordingly by forming a stepped building design which sits effectively in the landscape when viewed from the school grounds, civic space and adjacent housing area. The school building has been orientated to allow for long views towards Arthur's Seat and Holyrood Park. A Landscape and Visual Impact Assessment submitted in support of the application assesses the impact of the proposal upon various view points in the local and wider vicinity. The development will be visible from protected view S12A (Craigmillar Castle - Inchkeith Island) but the building will sit within the context of surrounding urban development in Craigmillar, and is of a similar height, scale and massing to the adjacent East Neighbourhood Centre, therefore the impact is acceptable. Other protected viewpoints will not be adversely affected by the development.

With regards to local views, the school building will partially block views from Niddrie Mains Road looking west towards Arthur's Seat however this viewpoint is already affected by the existing retail development on Niddrie Mains Road and the East Neighbourhood Centre. The school will not breach the skyline and is considered to be acceptable given the urban context of the area. Other local views will not be significantly affected and are acceptable.

Local Development Plan policy Des 7 encourages development which enhances community safety and improves urban vitality offering direct and convenient access by foot and cycle. The access points into the site have been informed by a study undertaken by the applicant, which has considered the primary walking routes to the school. Pupils approaching the site from the south and west will access the site from the main entrance on the south elevation. Pupils approaching from the east will access the school grounds via a second pedestrian entrance. Both entrances will indirectly access the central dining and social space of the school building. This is acceptable.

The potential for public access routes to be provided across the site to reflect local desire lines has been considered in response to comments made by the Edinburgh Urban Design Panel. This has been discounted due to the requirement to maintain a safe and secure school grounds. The applicant has discussed this with CEC Active Travel, who have noted their satisfaction that although existing formal and informal paths will be lost within the site, suitable or better alternatives are available immediately adjacent to the school site.

The new vehicular access to the west of the East Neighbourhood Centre ensures that vehicular movement to the site is kept separate from the pupil-focused areas of the site and will allow for safe pedestrian access to the site and the existing East Neighbourhood Centre to take place.

The Craigmillar Urban Design Framework notes that any playing fields associated with the school should be located away from Niddrie Mains Road and be available for a range of recreational purposes. The proposed MUGA is positioned in the north of the site at Harewood Road, away from the Niddrie Mains Road frontage and meets this requirement. The proposed site layout is satisfactory and provides an effective response to the local context.

Scale, massing and materials

The Craigmillar Urban Design Framework notes that "architecture within an urban block should respect and respond to its adjacent sites", and that buildings within the local centre should aim to be the equivalent of four storeys in height. The proposed school building sits at three storeys in height to the south as it faces onto the town square area and Niddrie Mains Road. As the site slopes down to the north, the building incorporates a further floor at -1 level, forming four storeys in total for this part of the built form. The proposed building heights respond appropriately to the adjacent built form and the physical characteristics of the site.

The proposed school building presents a simple urban form which is orientated from north to south, and responds effectively to the scale of the three-storey East Neighbourhood Centre to the west, and the two to four storey residential development currently under construction at Harewood Road, to the immediate east of the site. The eastern elevation of the building overlooks Harewood Drive, and is set back from the street frontage by a 2m landscape strip which will soften the building presence on the street edge and allow for good natural surveillance from inside the school.

The school building has been designed internally to form a north to south "learning landscape" and an east to west "social landscape" The large dining area in the centre of the school building allows these two areas to interact. The school building has been designed to allow for community uses to take place within it, which would be accessed via the main school entrance only to ensure that non-pupil access to the building can be effectively managed.

The southern elevation of the school building includes glazing at ground floor level to provide an active frontage to the town square setting to the south. Uses within the building in this space include an informal dining area, which will help to form a visual connection between the school building and adjacent civic space.

The principle building material will be a rustic red brick, which will be complemented by contemporary fibre cement panelling in a pale grey colour. Brick is a prominent material in the surrounding area, and reflects the heritage of the locality, which was known historically for production of bricks at the Niddrie Brickworks. The cladding material will be compatible with the adjacent East Neighbourhood Centre building, and is appropriate. At high level, the integration of a dark grey profiled metal panelling will add additional interest to the building. The chosen palette of materials is considered appropriate for the public building within the town centre setting. Details of material specifications will require to be submitted for approval prior to the commencement of development.

Phasing approach

This application seeks permission for Phase 1 of the school only, however the building form has been designed to allow for extension in the future, should the school roll increase significantly. This strategy involves a four storey extension to the north end of the building and on top of the Phase 1 Sports Hall, with conversion of the Sports Hall into teaching accommodation. The building elevations, servicing arrangements and landscaping has been left deliberately blank in this area to allow for future Phase 2 development to take place. This approach to phasing does not compromise any potential future extension and is acceptable.

It is concluded that the design, scale, layout and materials are acceptable and the Local Development Plan policies in respect of design principles are met.

d) access arrangements are acceptable in terms of road safety and public transport accessibility

Policy Tra 1 of the LDP aims to reduce travel demand and encourages accessibility to major development by modes alternative to the car. The site is located immediately adjacent to Niddrie Mains Road, which provides a frequent bus service.

Castlebrae High School has a broadly linear catchment area that extends along the length of Niddrie Mains Road and Peffermill Road. CEC Active Travel Team are currently working with the existing Castlebrae High School and have prepared a draft Active Travel Plan for the school in its new location. This is in the process of being updated with further information gathered from parents, staff and other interested parties, and will be a living document with an active champion within the school and a steering group representing the wider school community. The Active Travel Plan will promote connections between the school and the existing pedestrian network in the local area which includes the Innocent Railway path to the north of the site.

The Council's Active Travel team are currently developing a strategy for Niddrie Mains Road which will consider the overall arrangement of pedestrian and cycle movement along the Niddrie Mains Road corridor. The development of the new high school will be considered as part of this overall strategy.

Craigmillar Urban Design Framework seeks to provide streets and spaces between buildings that are distinctive, people friendly, provide opportunity for social interaction, sustainable and of good quality. The main pupil entrance to the south of the school building will open onto the new Town Square area, which will provide a central social space. The entrance to the school on Harewood Drive is located directly opposite the new green connection that is currently under construction as part of the adjacent housing site. This will provide a car-free pedestrian connection eastwards from the school building.

The proposed car park will serve the school and the East Neighbourhood Centre. A total of 35 car parking spaces are provided, 24 spaces for the school and eleven spaces relocated from the existing East Neighbourhood Centre. This provision includes two disabled parking spaces, a relocated electric vehicle charging point for the East Neighbourhood Centre, and two new electric vehicle charging spaces for the school building (one of which will also provide disabled access). Two further parking spaces are designed as 'passive' provision to allow the future introduction of charging points at 2 additional bays. Four motorcycle spaces will also be provided. The car parking provision meets the standards set out within the Edinburgh Design Guide.

The car park is positioned in accordance with LDP policy Tra 4 to the rear of the East Neighbourhood Centre building, allowing both the ENC and the proposed school building to form an active frontage to the Neighbourhood Centre. It will be accessed via a new entrance point on Niddrie Mains Road, located to the west of the East Neighbourhood Centre (ENC). The car park will include surface planting which softens the impact of this area on the surrounding buildings. The location and design of the car park is acceptable.

Seventy cycle parking spaces are proposed for staff and pupils. This meets CEC standards based on the expected school roll at opening time. There is scope to further extend the cycle provision should the school role expand at a later time. This is acceptable.

Transport has identified that the proposed service layby located on Harewood Drive is not approved at this stage and requires reconfiguration to ensure that it used for servicing only. This will be addressed at a later stage. Beyond this, there are no Transport objections to the proposal subject to the recommended condition and informatives. The proposal complies with LDP Transport policies and is acceptable.

e) the flooding and drainage arrangements are acceptable

LDP policy Env 21 aims to ensure that the development will not result in an increase in flood risk for the site being developed or elsewhere.

The application is supported by a Flood Risk Assessment and a Drainage Impact Assessment. The flood risk assessment concludes that the development is at low risk of flooding from pluvial and fluvial sources. Accordingly, finished floor levels will be engineered to be set at a minimum of 150mm above external levels to prevent surface water flows from extreme storm events entering the proposed buildings.

Policy Des 6 (Sustainable Buildings) requires that new development does not contribute to any flood risk on the site. The proposed SUDs strategy for the site has been designed in conjunction with the applicant and contractor to provide an acceptable solution for the site. The scheme includes a range of SUDS measures including a dry detention basin, SUDs pond and shallow swales. These will provide appropriate capacity for temporary storage of surface water run-off and extreme rainfall events, and will provide landscape amenity and recreation space within the school grounds.

CEC Flooding advise that they are satisfied with the proposed drainage and flood prevention strategies for the site. The proposal complies with LDP policy Env 21.

f) the proposal is detrimental to the amenity of neighbours or occupiers of the new development;

Policy Des 5 (Amenity) relates to the amenity of existing and future occupiers and seeks to ensure that new development does not result in detrimental impacts on local existing and proposed amenity of residents including daylight, sunlight, overshadowing, privacy and noise.

Daylight, sunlight and overshadowing

The applicant has demonstrated that daylighting standards will be achieved for the school building, in line with guidance set out in the Education Funding Agency (EFA) Daylight Design Guide.

The application site is located adjacent to an area of residential development which is currently under construction to the east. The impact of the school building on the daylight reaching these properties has been assessed by the applicant using the 25 degree method and demonstrates that there will be no detrimental impacts in relation to provision of adequate daylight or overshadowing of garden ground. This is acceptable.

Privacy

The school building is set back from the residential development to the east by a minimum distance of 33m. This is acceptable and will not have a detrimental impact on the privacy of these properties.

The school building is significantly set back from the west and southern boundaries of the site, and will have no detrimental impact on the future privacy of these sites should development take place on these in the future.

Noise

The principle of siting a secondary school requiring outdoor sports facilities next to an area of housing has been agreed in the LDP. The applicant has submitted a noise impact assessment to assess the proposed new 3G sports pitches and plant noise related to the school. The residential properties most likely to be affected by the noise from the MUGA are currently under construction. It is likely that these will be occupied before the construction of the school or MUGA, and therefore the noise impact on these properties has been assessed.

The noise impact assessment concludes that the noise generated from the pitches will be around 13-15 dB higher than the representative background sound level, and will therefore have a negative impact on these dwellings. However, it is recognised that in order to avoid this impact, it would be necessary to locate the pitch at least 60m from the nearest sensitive receptors. This cannot be achieved on the subject site, therefore mitigation measures are proposed.

To reduce the impact on surrounding properties, it is proposed to reduce the noise levels resulting from balls hitting the surrounding 5m pitch fencing through the use of anti-vibration fixings and rubber inserts between the fence panels and the metal fence posts. The lower part of the fencing must also be coated in rubber based absorbent material to reduce the impact. A condition will be attached to this consent to ensure this mitigation measure is carried out and maintained. A further informative will be added to control the hours of operation for the sports pitches.

With regard to plant noise, the noise assessment identifies that the development will meet the required noise standards at the nearest residential properties allowing for their windows to be open. This is acceptable.

An informative should also be added to the consent to ensure that service deliveries and collection to and from the school building are restricted to appropriate hours.

Environmental Protection are satisfied with the proposed noise mitigation measures, subject to the attachment of the conditions above.

Waste Arrangements

Refuse and recycling facilities have been incorporated into the design and will be accessed via Harewood Drive. The location of these facilities has been determined by operational requirements from facilities management for the school, and will ensure that service access is kept separate from pedestrian and cycle access points to the school. This is acceptable.

Floodlights

Floodlighting will be provided on site to serve the 3G pitch. The applicant has submitted a lighting assessment giving consideration to the Scottish Government Guidance note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Environmental Assessment is satisfied that the glare will not affect nearby proposed residential properties and that light spillage will be within the limits required by Environmental Protection (below 25 Lux on neighbour residential land). A condition will be added to the consent to ensure that appropriate mitigation measures are achieved.

Ventilation

The applicant has provided drawings showing where the kitchen ventilation extracts will be located, and Environmental Protection are satisfied that they will not adversely impact neighbouring amenity. A condition will be added to the consent to ensure that these are appropriately located.

Security of the buildings

The site will be well secured with community access and out of hours access through the main school entrance only. A clear distinction is made between private space within the school grounds and the public realm. The design of the building provides a positive interaction with the town square area on Niddrie Mains Road.

g) landscape proposals are appropriate

The landscape strategy for the site has been informed by providing a mix of hard and soft landscaped areas within the site. The school grounds provide a flexible range of outdoor spaces with opportunities for formal and informal play and social interaction. The formation of two green wedges across the school grounds will provide a range of soft landscape character spaces, providing a green connection towards the wider area. The proposed soft landscaping strategy includes a good mix of shrub and tree species which will provide a varied environment that is good for biodiversity.

The landscape strategy has considered the location of the existing Craig Millar memorial which is located in the centre of the site. It will be marked in this location by the creation of a memorial garden, which will be set within the school grounds and provide a quiet area with seating. The potential to retain the existing memorial stone, and allow access into the school grounds was considered as part of the development process, but was considered unfeasible due to the need to ensure a secure boundary for the school grounds. The relocation of the memorial stone from the site has been discussed in consultation with the local community and Councillors, and its relocation is welcomed by the majority of respondents. The new location of the stone is being discussed with stakeholders in the wider Craigmillar area and will be determined outwith this application.

The proposed MUGA located to the north of Harewood Road will have an all-weather 3G synthetic grass playing surface and will provide all year round sporting facilities on site. These will provide an opportunity for school and wider community use. The site layout has been designed to allow for a second MUGA to be provided within the main school grounds should the school building be extended further in the future.

A strategy of boundary treatments has been proposed which includes wildflower mixes to soften the 3m fencing located around the school grounds and 5m high fencing around the sports pitch. The boundary treatment approach has been led by the operational requirements of the school through consultation with key stakeholders, and allows for necessary security and drainage requirements to be met. Wildflower planting is also used to soften the boundaries of the car parking area. The proposed approach to boundary treatment is acceptable.

The town square landscape strategy has been developed to provide a civic space with an urban character. Grids of trees will be set within a primarily hard landscaped setting, which will be softened by areas of raised planting, which will also provide informal seating opportunities. The predominantly hard landscape character of the town square design allows for the space to be used for civic gatherings and activities. A mix of high quality hard landscaping materials is proposed which is in keeping with the existing area of public realm areas outside the East Neighbourhood Centre, and to the immediate east of the proposed town square. The proposed design of the town square is acceptable and will provide a flexible urban space for the centre of Craigmillar.

Landscaping within the site boundary will be maintained by the contractor for the first year after completion. Thereafter, maintenance responsibilities will fall to the Council in accordance with the Maintenance Schedule submitted in support of the application.

The proposed landscape strategy is appropriate for the school grounds, and provision of a civic space for Craigmillar Local Centre in the form of a new town square.

Trees

A tree survey has been undertaken for the site, which assesses the condition of 18 trees and groups of scrub. None of the trees on site are protected. To accommodate the redevelopment of the school it is proposed that six trees will be removed. Four of these trees are in poor/ fair condition, and two trees (small-leaved limes) were found to be in good condition. The development proposes the planting of 71 new trees across the site, within the school grounds and town square area to the immediate south of the school building. The proposed loss of trees on the site is considered to be offset by the new tree planting proposed for the site and is acceptable.

h) Sustainability

The applicant has submitted a sustainability statement in support of the application. The application is classed as a major development and has been assessed against Part B of the standards.

A drainage assessment and strategy report has been submitted and agreement will be met with Scottish Water with regards to providing attenuation of surface water.

The issue of recycling will be addressed in an operational statement.

The contractor proposes that all timber will be FSC labelled, specified materials will be sustainable where possible, and that aluminium windows are specified.

The points achieved against the essential criteria are set out in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water conservation	10	10
Section 3: Surface water run off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	30
Total points	80	80

The proposal meets the essential criteria in terms of energy needs and satisfies policy Des 6 of the Local Development Plan.

i) material representations or community council comments raise issues to be addressed

No public comments have been raised.

j) the proposals have any equalities or human rights impacts

The proposal includes buildings which will be accessible to the public. Access for people with physical disabilities will be required to meet with current building standards.

k) there are any other material considerations

Air Quality

Environmental Protection has recommended an informative to ensure construction dust and emissions are controlled which will be added to the consent. It is advised that the applicant produces a Construction Environment Management Plan which covers both noise and emissions.

Ecology

A baseline habitat survey has been submitted for the site and has found there to be no evidence of protected species within the site boundary. The landscape proposals for the site include a variety of soft landscaping features which will help to support biodiversity going forwards. Swift bricks will also be incorporated into the school building. The development is not considered to have any adverse impacts on local biodiversity and is acceptable.

Archaeology

With regards to archaeology, the site is regarded as occurring within an area of archaeological potential, therefore it is essential that an archaeological mitigation strategy is undertaken in this area prior to development. Therefore, following the advice of the city archaeologist, a condition has been imposed to ensure that a programme of archaeological works is carried out prior to the commencement of development.

The site currently contains a memorial to Craig Millar, erected by the local community following the discovery of this infant in 2001. The proposed landscape strategy for the school ground provides a memorial garden in the location where the memorial is located, and as noted in section 3.3 (g) dialogue is ongoing between the applicant and the local community to establish the best site for the memorial stone to be located to. This approach is satisfactory and acceptable.

Conclusion

The proposal complies with the Development Plan, the Craigmillar Urban Design Framework and the Council's non-statutory guidelines. There is no adverse impact upon the setting of the nearby listed buildings and the design is of an appropriate standard. The proposal will provide adequate open space around the school and a new civic space for Craigmillar Local Centre. The amenity of the local area will not be adversely impacted. The proposal will ensure long term provision of education and sports facilities and access for the community. 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. 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.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Excavation, reporting and analysis, publication, interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. The approved landscaping scheme shall be fully implemented within six months of the occupation of the school.
4. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees without the approval of the Planning Authority.
5. The retained trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction".
6. Prior to the use being taken up, the extract flue and ventilation system, capable of 30 air changes per hour, as show on drawing no. 01-ZZ-00-0006-S4-P04 dated 08/04/2019 shall be implemented.
7. The following noise protection measures to the proposed development, as defined in the Sandy Brown 'Environmental Noise Survey Assessment' report (Ref 18374-R02-B dated 5 April 2019):
 - Anti-vibration fixings and rubber inserts shall be fitted between the fence panels and the metal fence posts surrounding the Artificial Grass Pitch.shall be carried out in full, completed prior to the development being occupied and maintained throughout the lifetime of the outdoor Artificial Grass Pitch.

8. Floodlight to be installed around the Artificial Grass Pitch in accordance with Halliday Lighting Floodlight Assessment (drawing number HLS05467 dated 01/04/2019). All works which form part of the approved scheme shall be completed prior to the flood lighting system coming into use.
9. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
10. Full details of cycle parking to accommodate a minimum of 70 spaces shall be approved by the Planning Authority and implemented prior to the occupation of the new building. The spaces shall be provided in covered /secure enclosures and should be in accordance with Council guidance.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment.
2. In order to safeguard the interests of archaeological heritage.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to safeguard existing trees.
5. In order to safeguard existing trees.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.
7. In order to safeguard the amenity of neighbouring residents and other occupiers.
8. In order to safeguard the amenity of neighbouring residents and other occupiers.
9. In order to enable the planning authority to consider this/ these matter/s in detail.
10. In order to enable the planning authority to consider this/ these matter/s in detail.

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. Road Authority Issues;
 1. The applicant will be required to:
 - a. Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway if required for the development;
 - b. Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;
 2. The proposed layby / service area is not approved at this stage (see Note below);
 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. The applicant should note that doors / gates must not open outwards on to the road;
 5. The developer must submit a maintenance schedule for any SUDS infrastructure for the approval of the Planning Authority.
5. 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.
6. All mobile plant introduced onto the site shall comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts. Details of vehicle maintenance shall be recorded.
7. The developer shall ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.

8. Internal un-surfaced temporary roadways shall be sprayed with water at regular intervals as conditions require. The frequency of road spraying shall be recorded as part of documented site management procedures.
9. Surfaced roads and the public road during all ground works shall be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping shall be recorded as part of documented site management procedures.
10. All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.
11. Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) shall be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason shall be recorded.
12. This dust management plan shall be reviewed monthly during the construction project and the outcome of the review shall be recorded as part of the documented site management procedures.
13. No bonfires shall be permitted.
14. Swift bricks should be incorporated into the building. Proposed locations should be approved by the planning authority.
15. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.
16. Deliveries and collections, including waste collections, to be restricted to 0700 - 1900 hours Monday to Saturday.
17. The Artificial Grass Pitch use is to be restricted to 0700 - 21:00. Any floodlighting shall be on a timer to turn lights off at 2100.
18. Prior to the use being taken up, two rapid electric vehicle charging point serving four car parking spaces, capable of 70 -50kW (100 Amp) DC with 43kW (63 Amp) AC output shall be installed in the car parking area as per drawing number RCB JMA 01 ZZ DR A 00 0003 dated 08/04/2019.

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 and an Integrated Impact Assessment has been undertaken for the proposals.

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

Pre-Application Process

The application was subject to pre-application advice.

A Proposal of Application Notice was submitted and registered on 17 December 2018 (18/10431/FUL) and presented to Development Management Sub-Committee on 6 March 2019.

Copies of the Notice were also issued to local community groups.

Public exhibition events were held on 24th and 30th January 2019 at the current Castlebrae High School and the East Neighbourhood Centre. A consultation process was also undertaken through the Council's online consultation hub and other social media methods.

Full details can be found in the Pre-Application Consultation report, which sets out the findings from the community consultation. This is available to view on the Planning and Building Standards Online services.

The application was considered by the Edinburgh Urban Design Panel in September 2018.

Public summary of representations and Community Council comments

Neighbour notification was undertaken on 15 April 2019. No comments were received from members of the public regarding the application. No comments were made by Craigmillar Community Council.

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 located within Craigmillar Local Centre as identified in the adopted Edinburgh Local Development Plan.

The Craigmillar Urban Design Framework sets out design principles which are applicable to the site.

Date registered

9 April 2019

Drawing numbers/Scheme

01-03, 04A, 05-11, 12B, 13A, 14B, 15, 16A, 17-27, 28A,

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Julie Ross, Planning Officer
E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

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 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building 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 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 Tra 9 (Cycle and Footpath Network) prevents development which would prevent implementation of, prejudice or obstruct the current or potential cycle and footpath network.

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.

Non-statutory guidelines 'The Craigmillar Urban Design Framework' sets out a vision and principles for development of the Craigmillar area.

Appendix 1

Application for Planning Permission 19/01771/FUL At Redevelopment Site At, Niddrie Mains Road, Edinburgh Erection of a new 3 and 4 storey secondary school with associated hard and soft landscaping, 'town square' proposal, external sports provision and car parking.

Consultations

Urban Design Panel

1 Recommendations

The Panel welcomed the opportunity to provide design advice for this proposal at a very early stage in the design process and were supportive of the design approach to date. In particular the Panel supported:

- The relocation of the school to the heart of the community*
- Incorporation of active frontage to the public space*
- The siting, height and mass of the school building*
- The retention of historical features*
- Incorporating views*

In developing the proposals, the Panel suggested the following matters be considered further:

- The integration with the community*
- Rationalisation of the boundary*
- Public access and routes through the site*
- Developing the phasing as part of the design process*
- Developing a sustainability strategy for the site*

2 Planning Context

Site Description

The site is located on the north side of Niddrie Mains Road, to the north and east of the East Neighbourhood Centre building. It is currently vacant, brownfield land populated informally by urban grassland and extends to approximately 4.53 hectares. The site covers two areas of land, a smaller plot to the north of Harewood Road (0.93ha), and a larger plot located between Peffer Place and Niddrie Mains Road (3.6ha).

The proposal is for the development of a secondary school which will provide a replacement to the existing Castlebrae Secondary on Greendykes Road. The larger plot between Harewood Road and Niddrie Mains Road will be developed with the main school building and associated open space and car parking, and the smaller plot to the north of Harewood Road is proposed for a sports pitch. Parking is proposed on site along its western boundary and to the north of the East Neighbourhood Centre building.

Planning Policy

The site is located in the urban area as defined in the adopted Edinburgh Local Development Plan (LDP). Proposal SCH2 Table 5 of the LDP identifies the need for a new secondary school to be built as part of the ongoing regeneration of Craigmillar. The location is not specified. LDP housing site HOU14 is located east of the site and Craigmillar Local Centre is located to the south of the site.

The Craigmillar Urban Design Framework was approved in August 2013 and is applicable to this site.

Relevant Planning History:

An application for a mixed use masterplan on land to the immediate east and west of the application site was granted in September 2015 (application number 14/03416/PPP). Several subsequent applications for the approval of matters have been approved for separate development plots within the wider masterplan area.

An application for public realm works at Craigmillar town square on land between the immediate south of the site boundary and Niddrie Mains Road was approved in June 2016 (application number 16/02697/AMC).

No declarations of interest were noted.

This report should be read in conjunction with the pre-meeting papers.

This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view at the proposals at a later stage.

3 Panel Comments

The Panel had detailed comments as follows and welcomed the opportunity to offer advice on the proposals at this early stage of the design process.

Design Approach

The Panel welcomed the approach of relocating the existing school to a location within the heart of Craigmillar as this will offer an opportunity for the school to be fully integrated as part of the community.

The Panel noted the site analysis which has been carried out to inform the layout and design for the site and supported the emerging masterplan for the site.

The Panel noted that the line of the site boundary has resulted in areas which appear to be left over space, for example the triangular area to the north west of the site and that these spaces will have to be considered carefully at the detailed design stage with respect to use and design. The Panel suggested that an additional entrance to the north west may assist with the design along with a rationalisation of the site boundary by City of Edinburgh Council.

With respect to the location/siting of the sports pitch the Panel noted that many school sports pitches are located away from the main school building. It was noted the relationship with other sports facilities at Jack Cane and Peffermill.

The lighting design of the new pitch will require careful consideration with respect to light pollution and impact on neighbouring properties.

The Panel supported the design proposal to incorporate an active frontage to address the public square with school dining areas. However it may be advisable to create some defensible space in the public realm to prevent any inappropriate behaviour from outside the school.

The Panel supported the design proposals to incorporate the views to the wider landscape and Arthur Seat both from the building and the open space.

The Panel acknowledged the opportunities with this site with respect to achieving both physical and social integration with the community.

Building: siting, height and mass

The Panel supported the proposed siting, height and mass of the school buildings and although only shown on block form considered it appropriate for the context.

Connections and permeability

Whilst acknowledging the brief requirement for the site to be secured by a boundary fence the Panel advocated a more permeable approach and encouraged the design team to look at examples within the city which do not adopt this approach.

The Panel noted that a strong desire line exists across the site and as suggested above may benefit from an additional entrance in the north west which could provide of public route through the site.

Landscape Design

The Panel supported the appointment of a landscape professional at this stage of the design process.

The Panel supported the landscape design approach to date which includes an integrated design approach to both landscape and built form. The Panel noted the opportunity that a well-designed landscape would bring to both the school and local community.

The Panel noted an opportunity to link this site with other education/sports facilities within the city by enhancing the linkages and green networks between them.

Given the topography of the site, the spaces to the north adjacent to the building could feel cold and with no sunlight and therefore the design of these spaces should take account of their orientation.

Community Safety

The Panel noted the importance of early advice from Police Scotland with respect to community safety as this could influence the design.

Historic Assets

The Panel welcomed the retention and inclusion of historical features as part of the landscape design for the site.

Phasing

The Panel supported a design led approach, at the master planning stage, with respect to how the school could be extended/expand in the future.

However, there was recognition within the Panel that given the complexity of designing a school, a client brief which requires a design team to consider an expansion strategy as part of a masterplan but not delivered as one phase is not always the best way forward for the design. Therefore, consideration should be given to the benefits of designing and delivering a school for the maximum envisaged school role of 1200 pupils as one phase.

Sustainability

The Panel encouraged a design which places sustainability as an integral part of the design. It was noted that a sewer runs through the site and that there may be an opportunity to incorporate it as part of the heating strategy for the building.

The Panel advocated that the school building should be naturally ventilated and that the design should optimise daylight into the building and external spaces. The Panel suggested a Mental Health and Wellbeing Study should be carried out to help inform the design.

Transport

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

1. *The applicant will be required to:*
 - a. *Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway if required for the development;*
 - b. *Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;*
2. *The proposed layby / service area is not approved at this stage (see Note below);*

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. *The applicant should note that doors / gates must not open outwards on to the road;*
5. *The developer must submit a maintenance schedule for any SUDS infrastructure for the approval of the Planning Authority.*

Note:

- o The proposed layby / service yard is likely to be used as a drop off area by parents etc. and is therefore not approved at this stage. Further discussion will be required with Road Safety & Active Travel to agree a suitable layout and design;*
- o Cycle parking is provided in line with Council standards: 1 space per 10 pupils and 1 space per 7 staff. Initially it is understood 70 cycle parking spaces will be provided;*
- o A total of 35 car parking spaces are provided: 24 for the school and 11 for the existing library / local hub to replace the existing provision and including 2 disabled parking spaces and 4 electric vehicle charging spaces. There are 4 motorcycle spaces;*
- o A draft travel plan has been submitted;*
- o A construction traffic management plan has been submitted.*

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of a new 3 and 4 storey secondary school with associated hard and soft landscaping, 'town square' proposal, external sports provision and car-parking.

The site lies at the centre of the modern settlement of Craigmillar, with the western part of the site formerly occupied by school playing fields with the eastern section being occupied by post war housing. Prior to the mid-20th century the area was largely agricultural ground though the surrounding area was notably for industry including nearby mining and brick works at Niddrie and late 19th/ early 20th century breweries located adjacent to the site's western boundary. The name of the former farm of Cairntows, which stood nearby to the south of the current Police Station, first recorded in 1550 suggests that the farm took its name from the location of prehistoric burial mounds located in this area though now lost.

Accordingly, this application must be considered under the terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) 2016 and Archaeology Strategy, CEC's Edinburgh Local Development Plan (2016) Policies DES 3, ENV 8 & ENV 9. 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.

Buried Archaeology:

Given the archaeological potential of the area of the former school playing fields located to the north of the current CEC Neighbourhood Centre, it is essential that an archaeological mitigation strategy is undertaken in this area prior to development. This strategy will require the undertaking of a phased programme of archaeological investigation, the first phase of which will be the undertaking of an archaeological evaluation (min 10%). The results from this initial phase of work will allow for the production of more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or excavation, recording of any surviving archaeological remains prior to construction commencing is undertaken.

Given the expected significant truncation across the remaining areas no further expected in these areas.

Interpretation & Public Engagement

The site contains a memorial to 'Craig Millar', erected by the local community following the discovery of the body of this infant in 2001 on this site. Given the local importance of this memorial it is recommended that the new landscape retain this aspect within its new landscape design.

Additionally, subject to the results of the evaluation, as part of the overall archaeological mitigation strategy that it contains provision for public/community engagement (e.g. site open days, viewing points, temporary interpretation boards). The scope of which will be agreed with CECAS.

It is recommended that these programmes of work be secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows;

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

Environmental Protection

The site is bounded by Niddrie Mains Road and the East Neighbourhood Centre and Craigmillar Library (ENC) to the south and the Edinburgh Suburban and Southside railway line to the north. To the east lies Harewood Drive, a small retail park, a proposed SUDs educational landscape and several new housing developments. The west boundary runs along an existing stone wall and around the perimeter of Castlebrae Business Centre. The site is bisected by Harewood Road which runs into Peffer Place; this road is currently closed to motorised vehicles and lies beyond the site boundary.

The majority of the site is vacant with temporary parking and drop off for the ENC being currently located within a small part of the site boundary. There is also an existing rapid electric vehicle charging point located in this car park which will be relocated into the new car park.

The existing Castlebrae Community High School is already located in the area. The newly proposed high school will initially be built to accommodate 700 pupils which is a significant increase in pupil numbers from the existing Castlebrae school. To future-proof for anticipated increase in roll due to increased residential development in the area the applicant has ensured that the site has the capacity to increase in roll to 1200 pupils at a later date. Any proposed future extensions would need to obtain planning permission.

The applicant has submitted various supporting documents and technical reports covering noise, local air quality, light pollution, contaminated land, and odours. Environmental Protection have assessed these reports.

The applicant has submitted a supporting noise impact assessment covering the proposed new 3G sports pitches and plant noise although servicing noise has not been assessed as recommended at the pre-planning stage.

The applicant has advised that the 3G football pitch is to be managed by Edinburgh Leisure and used during the daytime and in the evening until 22:00 hr. The nearest proposed dwellings (currently under construction) are approximately 20 m from the south edge of the pitch. Typical noise levels from school children playing football on synthetic pitches range between LAeq 59 dB and LAeq 61 dB, at 10 m from the edge of the pitch. The resultant noise levels at the facade of the nearest dwellings would range between LAeq 53 dB and LAeq 55 dB. The representative background sound level at the facade of these dwellings is LA90 40 dB. Therefore, the noise levels from the pitch at the facade of nearest dwellings would be 13-15 dB higher than the representative background sound level, which could have an adverse impact on the occupants of the dwellings. Ideally, the resultant noise levels from the pitch activities should not exceed the representative background sound level at the facade of the nearest noise sensitive receptor. To achieve this, the pitch would need to be at least 60 m from the nearest noise sensitive receptors. However, it is understood the location is unlikely to be changed. Providing an effective acoustic barrier to the sports pitch is also likely to be difficult, because it would need to be solid, imperforate, and sufficiently high to block line of sight to upper floor windows to make any meaningful improvement. Management over the use of the pitch will be required to avoid disturbance (particularly louder uses such as adult matches / community use in the evenings). Management of the pitches cannot be conditioned through Planning therefore a form of mitigation that can be conditioned will need to be imposed. Environmental Health Officers have received late noise complaints from the use of sports pitches that are managed by Edinburgh Leisure. It has not proven possible to always resolve the noise issues to the satisfaction of the complainants.

The residential properties most likely to be affected by the noise from MUGA are currently under construction. It is likely they will be occupied before the construction MUGA or school and may not be anticipating the noise from the MUGA. Therefore, as the noise impact assessment has highlighted that these properties will be adversely affected by noise then the hours of operation must be restricted along with physical noise mitigation measures.

To reduce the magnitude of impact as assessed against existing noise levels during the evening, it is proposed to reduce the noise levels resulting from balls hitting the surrounding 5m pitch fencing through the use of anti-vibration fixings and rubber inserts between the fence panels and the metal fence posts. The lower part of the fencing (1.2m) rebound panels must be coated in rubber based absorbent material. This will reduce the impact of this intrusive, emergent noise on residents at all the receptors. Environmental Protection will recommend a condition to ensure this mitigation measure is carried out.

The applicant's noise impact assessment has also addressed plant noise from the proposed schools. The applicant has demonstrated the required noise criterion will be achieved at the nearest residential properties allowing for their windows to be open.

Service access to the site is located off Harewood Drive to the east of the proposed school building. This provides a point for deliveries, refuse collection and plant room access away from the main entrance. This is opposite the currently under construction residential properties. The applicant's noise impact assessment has not assessed the noise from this source. Delivery and collections of waste is a source of complaints for Environmental Health especially when early in the morning or late at night. Environmental Protection shall recommend a condition is attached to ensure the hours of delivery and collection are restricted with a planning condition.

Local Air Quality

The proposed school will increase capacity from existing 190 pupils to 700 pupils. With the increase in pupil numbers there will be a greater impact on the infrastructure surrounding the site. Parking provision for the development has been based on the current parking standards for development with 35 car parking spaces for staff and visitors, with two rapid electric vehicle charging point. The car park will be split with 11 ENC spaces and the remaining spaces used for school business. A rapid charger is already operational in the existing ENC car park and will be relocated by the applicant into the new car park. A second new rapid charger will also be installed by the applicant located as per drawing RCB JMA 01 ZZ DR A 00 0003. This will serve a total of 4 spaces when the minimum provision should be 6 EV charging spaces (Edinburgh Design Standards). However, as the applicant is installing rapid chargers instead of slower 7Kw chargers this is acceptable. The applicant will also ensure ducting is installed from the remaining parking spaces to the electric supply to ensure that charging points can be installed easily in the future. It is also noted that the applicant has kept parking numbers to minimum and has reduced the numbers throughout the planning process.

The existing Castlebrae pupils have recently been doing excellent work in electric vehicle projects. The applicant has also advised that there is also the intention to develop a STEM (Science, Technology, Engineering and Maths) centre of excellence at the school in partnership with further education establishments such as the University of Edinburgh. Having the site served with the latest technology is therefore important to demonstrate to the pupils what is possible. It is import the building reflects this with EV charging and renewable energy opportunities.

The applicant does not appear to have considered photovoltaic panels which would provide a considerable annual yield of renewable electricity. Environmental Protection support this method of energy production and would highlight the advantages of linking this technology up to the electric charger which would provide a method of energy storage. The applicant must ensure that any proposed gas plant meets the requirements of the Clean Air Act 1993, it should be noted that Environmental Protection do not support the use of biomass.

Environmental Protection will recommend an informative to ensure construction dust and emissions are controlled. It is advised that the applicant produces a Construction Environment Management Plan which covers both noise and emissions.

Floodlighting

The applicant has advised that floodlighting will be serving the proposed 3G pitch. The applicant has submitted a lighting assessment giving consideration to the Scottish Executive Guidance Note: "Controlling Light Pollution and Reducing Lighting Energy Consumption." The assessment has confirmed that glare will not affect nearby proposed 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 have been provided enabling Environmental Protection to recommend a specific condition.

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.

Odours

The applicant has provided drawings showing where the kitchen ventilation extracts will be located ((drawing number 00-ZZ-00-0006-S4-P04 dated 08/04/2019) and Environmental Protection are satisfied that they will not adversely impact neighbouring amenity. Environmental Protection shall recommend conditions to ensure they are appropriately located.

Contaminated Land

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.

Therefore, Environmental Protection offer no objections subject to the following conditions;

Conditions

1. Prior to the use being taken up, the extract flue and ventilation system, capable of 30 air changes per hour, as show on drawing no. 01-ZZ-00-0006-S4-P04 dated 08/04/2019 shall be implemented.

2. Prior to the use being taken up, two rapid electric vehicle charging point serving four car parking spaces, capable of 70 -50kW (100 Amp) DC with 43kW (63 Amp) AC output shall be installed in the car parking area as per drawing number RCB JMA 01 ZZ DR A 00 0003 dated 08/04/2019.

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 - 21:00. Any floodlighting shall be on a timer to turn lights off at 2100.

5. The following noise protection measures to the proposed development, as defined in the Sandy Brown 'Environmental Noise Survey Assessment' report (Ref 18374-R02-B dated 5 April 2019):

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

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

6. Floodlight to be installed around the Artificial Grass Pitch in accordance with Halliday Lighting Floodlight Assessment (drawing number HLS05467 dated 01/04/2019). 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.

Informatives

a) 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.

b) All mobile plant introduced onto the site shall comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts. Details of vehicle maintenance shall be recorded.

c) The developer shall ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.

d) Internal un-surfaced temporary roadways shall be sprayed with water at regular intervals as conditions require. The frequency of road spraying shall be recorded as part of documented site management procedures.

e) Surfaced roads and the public road during all ground works shall be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping shall be recorded as part of documented site management procedures.

f) All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.

g) Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) shall be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason shall be recorded.

h) This dust management plan shall be reviewed monthly during the construction project and the outcome of the review shall be recorded as part of the documented site management procedures.

i) No bonfires shall be permitted.

SportScotland

I refer to the site and proposal as above.

Given that there are no outdoor sports facilities on the application site, we are not a statutory consultee and so any comments we make are advisory in nature.

In terms of our guidelines for outdoor sports facilities for secondary schools; our recommendation for a school with a roll of 700 is 1 x SGP and 2 x grass pitches. The proposal does not meet these recommendations although we recognise that given site constraints; provision of 1 SGP is the best solution in terms of maximising playing capacity.

Whilst not part of this application; I would note that any future redevelopment of the current school site and associated pitches will require to be considered in terms of SPP paragraph 226 (i.e. protection of outdoor sports facilities; and local playing capacity).

I trust this will be of assistance.

Craigmillar Community Council

No response received

Flooding

Response 3: (29 May 2019)

Thank you for providing the additional information.

I have reviewed the documents and we are happy for this application to be determined with no further comment from our department.

Response 2 (09 May 2019)

We have received the existing overland flow path drawings in Appendix D but I'm still not able to see appendix K which contains the proposed ones. Are these still marked as sensitive or are they titled differently on the portal?

We await the self-certification declaration Certificates A1 and B1 and checklist covering the design of the surface water network from the applicant.

Response 1 (23 April 2019)

1. In reviewing the FRA independent check certificate B1 certificate it has not been signed by a chartered engineer with either CIWEM or ICE. However we are willing to accept this certificate as part of the CEC self-certification process on this occasion.

2. DIA Report Appendices B, D, I and K are not available to view on the portal. Have these been received and are they just set to sensitive? I've changed these to public view on the portal so you should be able to see these now - apologies - not sure why they were sensitive in the first place.

3. The applicant has not completed a self-certification declaration for this application covering the design of the surface water network. The checklist should be completed to provide a summary of the information submitted in support of the application. As this development is classed as a major development under Planning definition then an independent consultant is required to check the design and submission. They must then sign the required declaration for inclusion with the application prior to issue to CEC Flood Prevention. I will chase agent for this.

It was anticipated that this would be included in Appendix J but only the checklist was available to view.

4. Please identify existing and proposed surface water flow paths on drawings. This can be achieved by taking the existing site survey and over-marking arrows to denote falls and then completing the same with the post-development arrangement. This should include runoff from outwith the site, from unpaved areas within the site, and from paved areas in events which exceed the capacity of the drainage system. The purpose of these drawings is twofold. Firstly to understand if there is any significant re-direction of surface flows to surrounding land and secondly to identify if surface water will flow towards property entrances.

This may be addressed by point 2 above if the information has been received but is not available to view. Hopefully the missing appendices will address this - if not, let me know and I can request from the agent.

Coal Authority

The Coal Authority Response: Material Consideration

I can confirm that the above planning application has been sent to us incorrectly for consultation.

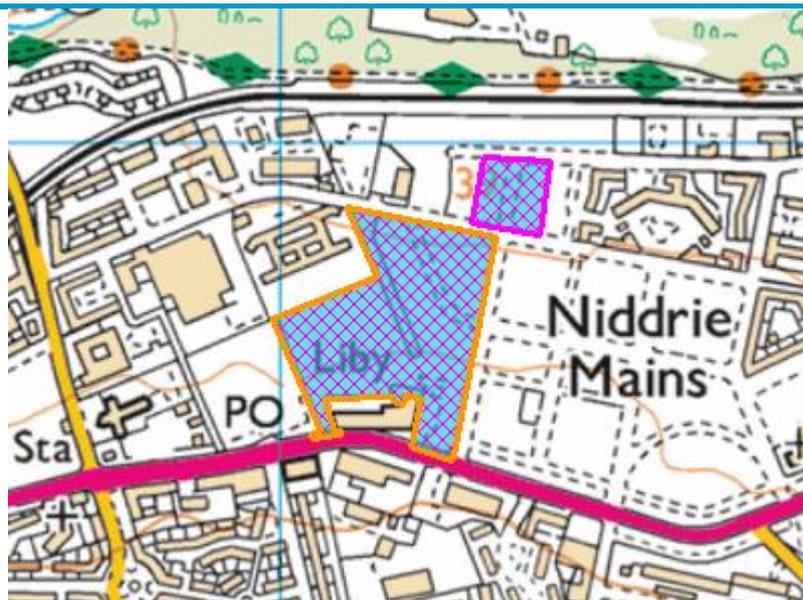
The application site does not fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Lothian and Borders Fire and Rescue Board

No response received (comments provided at pre-application stage).

Location Plan



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