

Development Management Sub Committee

Wednesday 15 June 2022

Report for forthcoming application by

City Of Edinburgh Council for Proposal of Application Notice

22/01232/PAN

**at Liberton High School, 328 Gilmerton Road, Edinburgh
Erection of a three storey secondary school, a GP practice and community facilities with associated landscaping, external sports provision & car parking. The existing sports block on the eastern edge is to be retained. The masterplan will include a zone for a second three storey secondary school in the event the council decides to build a GME secondary school in the future.**

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for a replacement Liberton High School with community facilities, a separate Gaelic Medium Education School and associated landscaping, external sports provision and car parking.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the City of Edinburgh Council as applicants submitted a Proposal of Application Notice on the 14 March 2022.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site comprises the existing Liberton High School, its grounds and a separate sports block. It extends to approximately 7.8 hectares and is bounded predominantly by residential properties except for Mount Vernon Cemetery to the south-west. The principle means of pedestrian and vehicular access is to Gilmerton Road to the north-east. Further pedestrian accesses exist via Mount Vernon Road and Malbet Park to the north-west and south respectively.

The northern and southern boundaries are lined by dense and mature woodland. The existing Liberton High School sits on raised ground above the football and rugby pitch to its north. The separate sports block is to the north-eastern boundary and further external sports facilities include three hard surface tennis courts and two beach volleyball areas to the south of the existing Liberton High School.

2.2 Site History

24 July 1995 - Alterations & additions (application reference: 95/01643/FUL)

27 April 1999 - Erect new sports hall, ancillary accommodation, cafeteria/social area and car park (as amended) (application reference: 98/00046/CEC)

26 February 2001 - Construct new lift housing and covered walkways on the science block link (application reference: 01/00097/CEC)

29 June 2004 - Proposed sports hall (application reference: 04/00111/CEC)

24 July 2013 - 1) Resurface and upgrade three existing tennis courts including replacing an existing fence. 2) Build 500m of bike trails using type 2/type 1 mineralised hardcore material through wooded and grassed land within the school grounds. Removal of some top soil and a small number of trees. New fencing would be required for the entrance and exit of the wooded areas (application reference: 13/01950/CLP)

17 December 2014 - Extension to existing Sports Centre including Gym Hall & support facilities (application reference: 14/04530/FUL)

10 August 2020 - Construction & installation of 2 storey modular classroom facility (application reference: 20/01945/FUL)

Main report

3.1 Description of the Proposal

The forthcoming full planning application will be for a replacement Liberton High School with community facilities. The masterplan will include a zone for a second three storey secondary school in the event the Council decides to build a Gaelic medium education school in the future.

The replacement Liberton High School is proposed to be a three-storey single building with a capacity of 1,200 pupils. Community facilities include a GP. If it comes forward, the Gaelic medium education school is also proposed to be a single three-storey building with a capacity of 800 pupils. The existing Liberton High School and the to be retained separate sports block will remain operational during the construction phase.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location having regard to the development plan

The existing Liberton High School and its grounds are an established educational site. The principle of a replacement Liberton High School and a Gaelic medium education school in this location is accepted subject to an assessment against the Development Plan.

The application site is located in the Urban Area but is not allocated for any specific development in the Edinburgh Local Development Plan (LDP). All land outwith the existing buildings and associated hardstanding are designated open space and include sports provision. Development on these areas will require justification and sports pitch replacement.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

b) The design, scale and layout are acceptable within the character of the area

LDP design and environment policies, and associated planning guidance including the Edinburgh Design Guidance and the Vision for Water Management in the City of Edinburgh, will apply to the proposal. Detailed information will be required in relation to the siting, height, materials and form of the replacement Liberton High School and the Gaelic medium education school. A Design and Access Statement including landscape and visual impact information will be required. The applicants should note what would be expected in respect of internal and external sports provision for a total of 2,000 pupils.

c) The to site and within site access arrangements are acceptable in terms of road safety, public transport accessibility, equalities and human rights

LDP transport policies, and associated planning guidance including the Edinburgh Design Guidance and Cycle Parking Factsheet, will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards as well as waste and recycling arrangements. The applicants will also be expected to demonstrate compliance with Section 149 of the Equalities Act 2010 and the consideration of human rights.

d) There are any other environmental factors that require consideration

The proposal will need to be screened for an Environmental Impact Assessment.

The following documents are anticipated in order to demonstrate that the development can be carried out without unacceptable detrimental impacts on the environment:

- Daylight and Sunlight Assessment (in respect of bounding residential properties)
- Design and Access Statement (including landscape and visual impact information)
- Floodlighting impact assessment (if applicable)
- Noise Impact Assessment (internal and external, in respect of bounding residential properties)
- Planning Statement
- Pre-Application Consultation Report
- Site investigation / Contamination information
- Surface Water Management Plan
- Sustainability S1 Form
- Transportation Information with air quality considerations and Green Travel Plan
- Waste and recycling management information

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

A 'Pre-Planning Consultation - Communications Plan' was submitted in support of the Proposal of Application Notice (PAN). The engagement strategy is summarised below. Whilst current Scottish Government coronavirus guidance makes provision for preapplication consultation to be carried out without the need for a face-to-face public event, it is proposed to hold two in person drop in sessions at the existing LHS as highlighted in bold.

- PAN served on Community Councils, Councillors, MSPs and MP (11 March 2022)
- PAN submitted (11 March 2022)
- Proposal goes live on the Council's consultation hub (1 April 2022)
- Edinburgh Evening News advert signposting the drop-in sessions and the Council's consultation hub (1 April 2022)
- Electronic or paper information sent to LHS and feeder primary parents (1 April 2022)
- Electronic information sent to key local community groups (1 April 2022)
- Posters displayed in local venues (1 to 8 April 2022)
- Targeted social media to promote consultation (1 to 8 April 2022)
- Leaflet drop to local residents (8 to 15 April 2022)
- Social media to promote first drop-in session (22 to 28 April 2022)
- **Drop-in session 1 at existing LHS (28 April 2022 4.30pm to 8.30pm)**
- Social media to promote second drop in session (25 April 2022 to 4 May 2022)
- **Drop-in session 2 at existing LHS (4 May 2022 4.30pm to 8.30pm)**
- Presentation to Liberton and District Community Council (TBC)

- Social media post thanking those who have participated and deadline reminder (6 May 2022)
- Social media reminder to provide feedback (27 May 2022 to 3 June 2022)
- Consultation closes (3 June 2022)

Confirmation of the presentation to Liberton and District Community Council is expected to follow in due course. The Community Councils, Councillors, MSPs and MP to which the PAN has been served are:

- Liberton and District Community Council
- Gilmerton and Inch Community Council
- Grange / Prestonfield Community Council
- Councillor Lezley Marion Cameron
- Councillor Derek Howie
- Councillor Lesley Macinnes
- Councillor Stephanie Smith
- Daniel Johnson MSP
- Jeremy Balfour MSP
- Miles Briggs MSP
- Alison Johnstone MSP
- Sue Webber MSP
- Sarah Boyack.MSP
- Foyso Choudhury MSP
- Lorna Slater MSP
- Ian Murray MP

Background reading/external references

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

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Location Plan



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