

Development Management Sub Committee

Wednesday 25 January 2023.

Report for forthcoming application by

City Of Edinburgh Council. for Proposal of Application Notice

22/06013/PAN

At Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh

The project is to deliver a new 800 pupil high school building, it aims to consolidate the educational facilities into one building, allowing for community use whilst retaining shared facilities in the existing community centre building.

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the construction of a new high school building and associated landscaping, outdoor community facilities and parking at 5 Murrayburn Drive Edinburgh (i.e. the WHEC). The proposed school building will consolidate the educational facilities into one building allowing for community use whilst retaining shared facilities in the existing community centre building.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/06013/PAN on 28 November 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 is the WHEC, a secondary school and community hub on the west side of the city. The building dates from the 1960s/70s. It is bounded by Wester Hailes Road to the east, Union Canal to the south, open space to the west and Murrayburn Drive to the north. The school shares the site with community facilities such as a swimming pool and gym. There is a football pitch on the west of the WHEC site.

The proposed development site is on the south east side of the school. There is a car park to the north and an underpass to the east. This underpass sits below Wester Hailes Road, a dual carriageway. The main entrance to both the school building and the community facilities is shared. Vehicular access to the main buildings is from one entrance at the east end of the site from Murrayburn Drive. This is shared by service vehicles and cars.

The existing buildings, on site the south east part of the site, sit at the lowest level. The Canal is some 4 metres above the ground floor level of the school buildings. Wester Hailes Road rises to a further 3 or 4 metres above the level of the canal and is a busy arterial road feeding into the Wester Hailes area.

The Union Canal, a scheduled monument, sits to the south of the school and the area around the school is designated open space. The canal is also a local nature conservation site.

2.2 Site History

08 December 2022 - Application received for Prior notification for demolition of buildings (application number 22/06181/PND).

Other site relevant history:

27 January 1999 - planning permission granted for parkland & educational playing field areas (application number 98/02080/FUL);

24 November 2016 - planning permission granted for CHP to be installed externally above redundant chimney base outside plant room, ground floor. Existing site heating + power systems modified to adopt installation of CHP, enabling works to facilitate install (application number 16/04576/FUL);

11 January 2017 - permission varied for Non-Material Variation to consent 16/04576/FUL (application number 16/04576/VARY); and

30 June 2020 - Planning permission granted to change of existing blaes pitch to new 3G pitch, replacement of existing flood light with new LED flood lights, new fencing and associated hardstanding around perimeter (application number 20/01132/FUL).

Main report

3.1 Description Of The Proposal

The forthcoming application will be a full planning application for the erection of a four storey teaching block and associated landscaping, community areas and parking.

A four storey new passivhaus teaching block on the south east of the site is proposed. It will have a shallow pitched roof incorporating solar panels. Car parking will be relocated to the west of the buildings and a new access road taken from Murrayburn Drive. Cycle parking and pedestrian and cycle links will also be proposed.

3.2 Key Issues

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

a) the principle of development is acceptable in this location

The site is situated in the Urban Area as defined in the Edinburgh Local Development Plan. The existing land use is for educational and community purposes and the proposed use will be for educational and community purposes. Such a land use is well established on the site and there will be no change of use. The replacement school building is acceptable in principle.

Any application will be required to demonstrate how this proposal supports and promotes regeneration objectives for the wider area including the emerging Wester Hailes Regeneration & Development Framework, the Wester Hailes Local Place Plan, and the West Edinburgh Link project aimed at improving the environment and connectivity for active travel across the area.

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

The proposal will be assessed against relevant design policies in the Local Development Plan as well as non-statutory guidance where applicable (e.g. Edinburgh Design Guidance). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance.

A Sustainability Statement and Design and Access Statement will be required to support the planning application.

c) The proposal will have a detrimental impact on the amenity of neighbours and future occupiers of the development;

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance.

Supporting information is required to show the building's relationship to the adjacent buildings on the site and surrounding land uses to ensure that neighbouring amenity is adequately protected, and a good level of residential amenity can be achieved for future occupants of the site.

A Daylighting, Privacy and Sunlight Analysis will be required in support of the planning application.

d) The proposed access arrangements, connectivity and parking levels are acceptable;

The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles. Full analysis of the connectivity as part of the forthcoming planning application is required.

Cognisance should be given to the proposals for the wider Wester Hailes area including proposals for Wester Hailes Road and the Wester Hailes Regeneration and Development Framework, the Wester Hailes Local Place Plan and the Edinburgh Link project.

e) The proposal has acceptable impacts on infrastructure;

It is not expected that the proposal will require infrastructure improvements. Should infrastructure improvements be required to support the proposed development, the application will be required to make appropriate developer contributions in accordance with LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery.

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

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

- Pre-application Consultation (PAC) report;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Tree survey;
- Surface Water Management Plan (SWMP) and Flood Risk Assessment (FRA);
- Preliminary Ecology survey;
- Sustainability Statement;
- Daylight, Sunlight and Overshadowing Analysis; and,
- Heritage Statement (Union Canal).

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.

The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023 to proceed to adoption. On adoption the Revised Draft NPF 4 (2022) will form part of the Council's Development Plan, but at present it remains a material consideration. As adoption of the Revised Draft NPF 4 (2022) is understood to be imminent, and it is now the settled position of Scottish Ministers and the Scottish Parliament, it requires to be given significant weight. Revised Draft NPF 4 (2022) lists various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The proposal will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is required.

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/06013/PAN) outlined the following pre-application consultation:

- Public Engagement Sessions to be held at Wester Hailes Library on Tuesday 13 December 2022 6pm-7:30pm and Tuesday 24 January 2023 6pm-7:30 pm;
- Consultation Hub to be used; and,
- Direct consultations with Edinburgh Leisure and Wester Hailes High School teachers.

The applicant further advises that the following councillors were notified of the PAN on 21 November 2022: Councillor Graeme Bruce, Councillor Neil Gardiner, Councillor Fiona Glasgow, Councillor Stephen Jenkinson, Councillor Robert Aldridge, Councillor Euan Hyslop, Edward Thornley, Councillor Denis Dixon, Councillor Catherine Fullerton, Councillor Dan Heap and Councillor Ross McKenzie.

The Decision Notice - Proposal of Application Notice dated 16 December 2022 requires additional consultation to be carried out:

- Send copies of the PAN to Sighthill, Broomhouse & Parkhead CC & Juniper Green CC & Wester Hailes Community Trust
- Send copies of the PAN to local constituency MPs & MSPs
- Confirm dates for press adverts for minimum two events
- Leaflets/posters should be distributed to neighbouring properties and public buildings or businesses in the local area advertising the consultation

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

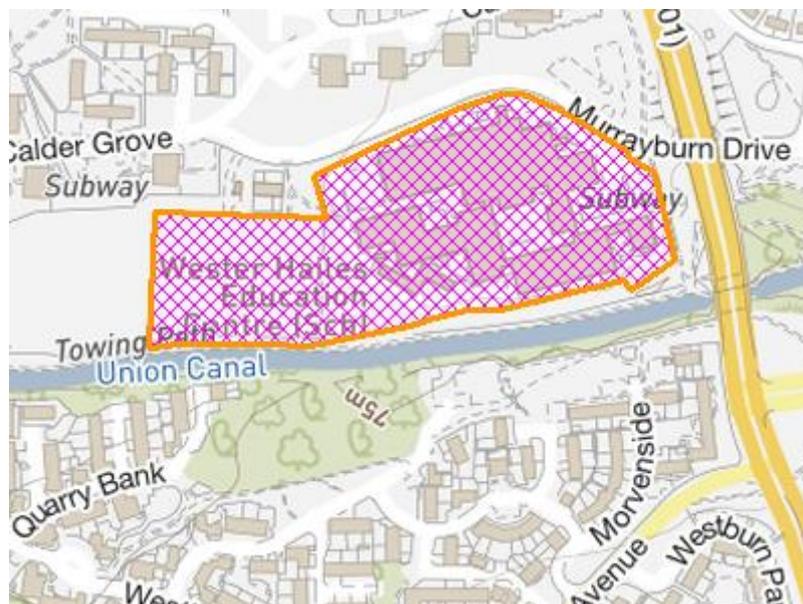
To view details of the proposal of Application Notice go to:

- [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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