

Development Management Sub Committee

Wednesday 26 April 2023

Report for forthcoming application by

**The City of Edinburgh Council. for Proposal of
Application Notice**

23/01057/PAN

**At Trinity Academy, 1 Craighall Avenue, Edinburgh
Redevelopment of existing Trinity Academy and
associated works including alteration of listed buildings
(including retention and adaptation of the Victorian
building and removal of 1950s /60s extensions), removal
of all other existing buildings, and replacement with new
school building as extension to the Victorian building and
associated new landscaped outdoor areas. Associated
buildings including temporary decant buildings on edge
of site, relocation of services, alterations to boundary
walls, new external works, and site access.**

Item number

Report number

Wards

B04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the redevelopment of Trinity Academy and associated works including alterations to listed buildings (including retention and adaptation of the Victorian building and removal of 1950s/60s extensions), removal of all other existing buildings, and replacement with new school building as extension to the Victorian building and associated new landscaped outdoor areas. Associated buildings including temporary decant buildings, relocation of services, alterations to boundary walls, new external works, and site access.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 10 March 2023 (23/01057/PAN).

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 site is the school buildings and grounds of Trinity Academy secondary school, located in the Victoria Park and Trinity area.

The building consists of the four-storey former Craighall Road High School (1891-93) by George Craig, and flat-roofed additions (1958-64) adjoining to the east. The additions consist of a four-storey glazed stair link, a six-storey classroom block and adjoining two-storey 'podium style' block, an assembly/dining hall block, and a twin gymnasium hall with single-storey corridor link. The original building (1891-93) and the later additions (1958-64) are listed category B: Reference: LB42687. Later additions to the school (after 1964) are excluded from the listing.

The site lies within Victoria Park Conservation Area.

The site is adjacent to the following listed buildings:

- 85 Craighall Road, Station, including Bridge (Category C listed) - Reference: LB43689.
- 1-4 (inclusive Nos) Craighall Bank, including Boundary Wall (Category c listed) - Reference: LB43688.
- 159 Newhaven Road, Victoria Park House (Category C listed) - Reference: LB28126.
- 163 Newhaven Road, Victoria Park lodge and Gatepiers (Category C listed) - Reference: LB28127.

This application site is located within the Victoria Park Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

Applications for planning permission and listed building consent will be submitted for the redevelopment of the existing Trinity Academy and associated works including alteration of listed buildings (including retention and adaptation of the Victorian building and removal of 1950s/60s extensions), removal of all other existing buildings, and replacement with a new school building as extension to the Victorian building and associated new landscaped outdoor areas. Also proposed is associated buildings including temporary decant buildings, relocation of services, alterations to boundary walls, new external works, and site access.

3.2 Key Issues

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

- a) **The development will have a detrimental impact on the character, appearance or setting of any listed buildings and structures.**

The impact of the development on the special architectural or historic character, integrity and appearance of the listed building and on the setting of the neighbouring listed buildings (as noted in the site description section of this report), will be considered in a future planning application in relation to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

National Planning Framework 4 (NPF4) Policy 7 (Historic assets and places) is also a material consideration in respect of impact on the character, appearance and setting of listed buildings.

Historic Environment Scotland's guidance on managing change in the historic environment will also be material to the assessment of a future application for planning permission.

b) The proposal will preserve or enhance the character and appearance of the Victoria Park Conservation Areas;

This key consideration in the determination of a future application for planning permission includes the impact on the character and appearance of Victoria Park Conservation Area. This will be assessed in relation to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

NPF4 Policy 7 (Historic assets and places) and the approved Victoria Park Conservation Area character appraisal are material considerations when assessing the impact of the proposed development on the character and appearance of the conservation area.

d) Climate and nature crises policies

Relevant to the determination of a future application is the sustainability requirements of NPF4 Policies 1 (Tackling the climate and nature crises), 2 (Climate mitigation and adaptation) and 9 (Brownfield, vacant and derelict land, and empty buildings) in terms of location on a brownfield site, energy efficiency and surface water management. Also relevant is the biodiversity requirements of NPF4 Policy 3 (biodiversity) and, LDP Policy Env 12 (Trees).

e) The proposal is detrimental to the amenity of neighbours.

The proposal will be assessed against NPF4 policy 14 (Design, quality, and place) and also the relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance.

f) Access arrangements are acceptable in terms of road safety and public transport accessibility.

Pedestrian permeability and connectivity to/from and through the site and beyond will be a key consideration. The development should have regard to the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Consideration needs to be given to enabling safe and convenient pedestrian movement into and through the site, where appropriate. The proposal will be assessed against NPF4 policy 13 (Sustainable transport) and LDP policies Tra 2 (Private car parking), Tra 3 (Private cycle parking) and Tra 4 (Design of off-street car and cycle parking).

g) There are any other environmental factors that require consideration.

The applicants will be required to submit sufficient information to demonstrate that the site has been developed without having an unacceptable impact on the environment. In order to support the submission of the application for planning permission, the following documents will be submitted:

- Heritage impact assessment.
- Building condition survey.
- Visualisations, including key views and local views.

- Pre-application Consultation Report.
- Planning Statement.
- Design and Access Statement.
- Tree Survey.
- Transport Information.
- Archaeological assessment.
- Flood Risk Assessment and Surface Water Management Plan.
- Ecology report.
- Assessment of alternative options and locations.

The proposed development has been screened for an Environmental Impact Assessment (EIA) - ref.23/01057/SCR. On the basis of the assessment carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017) and Circular 1/2017 it has been concluded that an EIA will not be required for this proposal.

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 are taking place in respect of the proposed development.

8.2 Publicity summary of representations and Community Council comments

Public engagement will be undertaken via two public events held at Bangholm Sports and Outdoor Learning Centre. The first event will take place the week commencing 17 April 2023 and the second event will take place the week commencing 15 May 2023.

Publicity - An advertisement of the events will be published in The Scotsman newspaper. The first event will be advertised the week commencing 10 April 2023 and the second will be advertised the week commencing 8 May 2023.

Other consultation methods will be undertaken. There will be an online website launch on the 17 March 2023, a school parents and ward Councillors presentation on the 28 March 2023 and presentation to Trinity Community Council will take place the week commencing 17 April 2023.

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

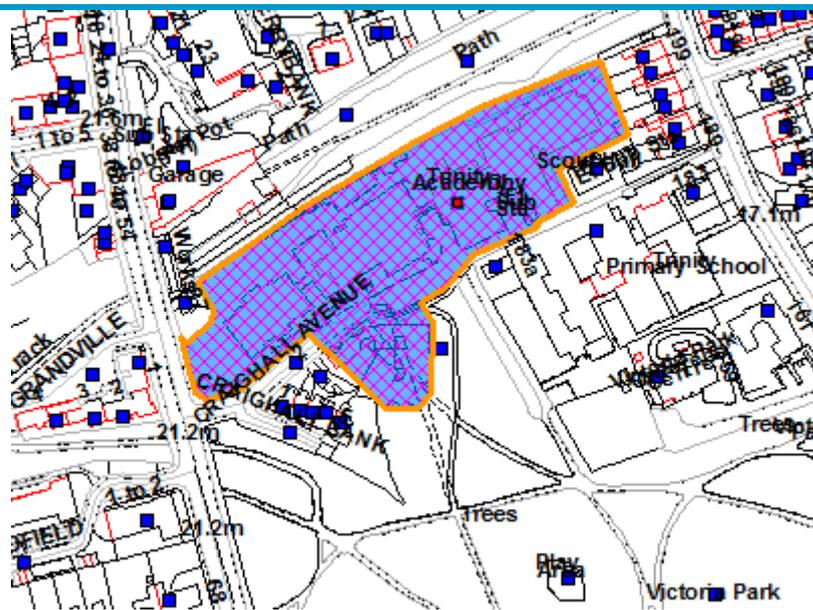
Background reading / external references

- 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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