

Development Management Sub-Committee Report

Wednesday 20 September 2023

**Application for Planning Permission
Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh**

Proposal: Erection of Secondary School building with associated hard and soft landscaping and car-parking.

**Item – Committee Decision
Application Number – 23/01308/FUL
Ward – B02 - Pentland Hills**

Reasons for Referral to Committee

The application has been referred to the Development Management Sub-Committee because the Council is the applicant and the works are more than minor routine operations. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub-Committee.

Recommendation

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

Summary

The proposal complies with the development plan, i.e., NPF4 and LDP. It will deliver a sustainable, well designed development on a brownfield site that minimises environmental impact. The design is high quality and will sit comfortably within its surroundings. The use will contribute to local living and is consistent with the six qualities of a successful place. The development will be sustainable by contributing to climate adaptation and mitigation and to active travel routes and the use of sustainable transport modes. There will not be an adverse impact on historic assets, flooding or neighbouring amenity. Although there will be some impact on biodiversity and the natural environment, mitigation will be achieved such as through landscaping including tree planting. The principle of development is acceptable and there are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is the WHEC (Wester Hailes Education Centre), a secondary school and community hub on the west side of the city. The building dates from the 1970s (opened in 1978) and the school shares the site with community facilities such as a swimming pool and gym. The area around the school is designated open space.

The main entrance to both the school building and the community facilities is shared. Vehicular access is from one entrance at the east end of the site, from Murrayburn Drive, giving access to a car park and service areas. The site is connected by paths, such as from the canal towpath, is near to bus stops and main vehicular routes.

To the west is a 3G sports pitch and beyond that more open space. The Union Canal, a scheduled monument and local nature conservation site, sits to the south of the school with trees and shrubs forming the southern boundary between the canal and the school. To the north, north east and south (beyond the Canal) there is housing. A car park is also to the north and a pedestrian underpass to the east below Wester Hailes Road which is a dual carriageway. The application site sits below the level of Wester Hailes Road and the Union Canal. Westside Plaza which is the main town centre for the area is located nearby to the south east.

Description of the Proposal

It is proposed to build a Passivhaus Certified school building and demolish the existing education buildings. The building will be designed to accommodate a school roll of 800 pupils with a future expansion strategy for 1200 pupils.

The proposed new high school building will be positioned to the south east of the school site. It will be rectangular with the longer elevations facing over the Canal to the south and to the community block to the north. The building will be four storeys high with a flat roof. Elevations will consist mostly of windows and render with other materials and colours used to emphasise features, e.g., protruding stairwells.

Materials proposed are polyester powder coating (PPC) finish on metal/timber composite window frames for triple glazed windows and triple glazed curtain walling, PPC aluminium doors and louvres, copes, downpipes and rainwater hoppers, light buff clay brickslips, render, aluminium cladding in copper and terracotta, ceramic clay cladding in grey and terracotta.

A new playground area will be formed to the south between the proposed building and the canal. Part of the southern boundary will be removed, and a pedestrian link created between the pupil entrance to the new school building and the canal towpath. This will be in the form of both a ramp and stairs.

To the west of the new building the grounds will form a play space and also be landscaped to include a woodland play zone, allotments, an orchard, social/outdoor learning space, play equipment and an outdoor gym. The existing grass embankment will be retained.

A total of 108 cycle parking spaces and 45 vehicle parking spaces are proposed over the application site. These will be in different locations, to the east and west of the site.

The existing car park space at the front of the WHEC will be reconfigured to provide ramped access to the entrance door, two disabled persons parking bays, staff cycle storage (20 spaces), visitor cycle parking (8 spaces) and 4 drop off/visitor parking spaces. Landscaping in this area is also proposed. Cycle parking for pupils is also proposed to the east of the proposed building providing 40 spaces.

A new access road is proposed from Murrayburn Drive, to the north west, to give access to car parking, cycle storage and community spaces.

The existing car park to the west will be relocated further southwards and the vacated space will be turned into an area for community allotments and also an orchard. The relocated car park will be accessed from the new access road and will provide 39 spaces. A new pedestrian link from the car park to the new access and adjacent sports facilities will be provided.

The proposal forms the second phase of a project to improve the WHEC which will consolidate the education facilities into one building with shared community facilities retained in the existing community centre building.

The regeneration of the school and community site is a key element in the Council's wider development and regeneration programme for Wester Hailes. A masterplan is currently in development which will establish a comprehensive phased approach to regenerate the area over the next 10-15 years. Phase 1 of the WHEC regeneration has seen the delivery of an all weather sports pitch and improvements to the sports and community building located on the north side of the site (referred to in the documents as Block A).

Supporting Information

Design and Access Statement
Heritage Statement
Arboricultural Report
Landscape Maintenance Schedule
Outline Landscape Specification
Preliminary Ecology Appraisal Report
Bat Activity Survey
Surface Water Management Plan
Flood Risk Assessment
Transport Statement
PAC Report

Relevant Site History

22/06013/PAN
Wester Hailes Education Centre
5 Murrayburn Drive
Edinburgh
EH14 2SU

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.

Pre-application Consultation approved.

16 December 2022

23/00799/SCR

Wester Hailes Education Centre

5 Murrayburn Drive

Edinburgh

EH14 2SU

Request for formal EIA screening opinion in relation to the proposed Wester Hailes Education Centre/High School.

EIA Not Required

22 March 2023

22/06181/PND

Wester Hailes Education Centre

5 Murrayburn Drive

Edinburgh

EH14 2SU

Prior notification for demolition of buildings.

Submission not Required

17 January 2023

Other Relevant Site History

98/02080/FUL

Union Canal To Rear Of:

5 Murrayburn Drive

Edinburgh

EH14 2SU

Wester Hailes EDINBURGH Parkland & educational playing field areas

Granted

27 January 1999

20/01132/FUL

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 parameter

Granted

30 June 2020

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Wester Hailes Community Council

HES

Scottish Water

SEPA

Flood Planning

Waste and Cleansing

Transport Planning (Roads Authority)

City Archaeologist

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 12 April 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable

Site Notices Date(s): Not Applicable

Number of Contributors: 1

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) and Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and

Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places policies 1, 2, 3, 4, 5, 7, 9, 12, 13
- Liveable Places policies 14, 15, 22, 23,

- LDP Design policies Des 1, Des 2, Des 3, Des 4, Des 5, Des 7, Des 8, Des 10
- LDP Environment policies Env 12, Env 15, Env 16, Env 21
- LDP Transport policies Tra 2, Tra 3, Tra 4, Tra 9

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering design, environment and transport policies.

Principle of Development - Proposed Use

The proposed use is for a school on land already used for a school. Therefore, the use is established, and the principle of development is acceptable.

Historic Assets - Scheduled Ancient Monument

Scheduled Ancient Monument - Union Canal

Historic Environment Scotland (HES) has no comments on the proposed development in terms of its potential impacts on the setting of the Union Canal, Fountainbridge to River Almond, Scheduled Monument.

However, it drew attention to the fact that the Scheduled Monument designation is not defined by the current course of the canal and that the south west corner of the application site contains part of the scheduled monument. It stated that, "The scheduled monument is intended to protect the below-ground remains of the canal as originally constructed and therefore the scheduled area does fall within the application site."

HES highlighted that the proposed compound area, as outlined in the Design and Access Statement, would appear to be adjacent to or overlap the scheduled area and advised that any compound area should avoid the scheduled area. It recommends that the scheduled area of the original canal be appropriately demarcated on site during construction works and outlined on documentation supplied to contractors and others working on site to ensure that inadvertent damage is not caused to below-ground remains. The location of the Site Compound was changed, in the updated Design and Access Statement, to mitigate risk to the Scheduled Monument. An appropriate condition and informative are, therefore, recommended to ensure remains are protected.

Archaeology

The City Archaeologist has advised that the construction of the new school building occurs off the line of the scheduled area and within an area significantly affected by modern construction of the school. Therefore, it is unlikely that significant archaeological remains will have survived and be impacted upon by the construction of

the new building. It is considered that the new scheme will not adversely impact upon the setting of the adjacent scheduled monument.

However, the proposed siting of the construction compound may overlay and impact upon the scheduled area for the Union Canal. To protect the remains during construction work, it is recommended that a condition be used requiring a programme of archaeological work, consisting of a combination of design and marking out the area of the remains to avoid any unnecessary impacts. Archaeological monitoring may be required in this area.

The proposal will not impact on the setting of the Scheduled Monument and the use of conditions and informative will ensure that direct impacts on the scheduled monument are avoided. Therefore, the proposal complies with NPF4 policy 7(h).

Climate Mitigation and Adaption

NPF 4 policy 1 (Tacking the climate and nature crises) states that when considering all development proposals significant weight will be given to the global climate and nature crises. NPF 4 policy 2 (Climate mitigation and adaptation) intends to encourage, promote, and facilitate development that minimises emissions and adapts to current and future impacts of climate change.

The proposal will use previously developed land. It will be designed to enable additional pupil capacity to be accommodated without extending the building and, thus, not encroach into parts of the site not previously built on. This is compatible with NPF4 Policy 9 which aims to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. The Passivhaus design will minimise energy use and, as such, the building will be energy efficient. Solar panels will be installed on the roof, cycle parking will be provided, and hard landscaping areas will be porous. Pedestrian and cycle routes to the site offer non-emission modes of travel. The proposal will be sustainable and comply with NPF4 policies 1 and 2.

Demolition of the existing school buildings has been considered separately under 22/06181/PND. The planning authority has determined that the submission of a planning application is not required because planning permission is not required to demolish the buildings. Therefore, demolition can be undertaken without providing further information, such as carbon capture data information.

NPF 4 policy 22 (Flood risk and water management) intent refers to strengthening resilience to flood risk by promoting avoidance as a first principle and the vulnerability of existing and future development to flooding. LDP Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase flood risk or be at risk of flooding itself. As identified on SEPA online flood risk maps, the site does not have any specific surface water, river or coastal flood risk. The submitted flood risk assessment and drainage strategy has been reviewed by flood planning. No objections have been received, following receipt of additional drainage information including above ground SUDs features, drainage flows and infiltration testing.

SEPA have commented that the proposal appears to fall below the threshold for offering site specific advice. They have referred to their standing advice in regard to use of private waste water drainage and potential distillery operations. Informatives have been included on these matters to draw the applicants' attention to potential requirements under separate regulations. In light of the above, the proposal complies with LDP policy Env 21 and NPF 4 policy 22.

The proposal will be sustainable and addresses the global climate emergency and nature crisis. It will minimise emissions and adapts the site to the current and future impacts of climate change. As such, the proposal complies with NPF4 policies 1, 2, 9 and 22 and with LDP policies Env 21.

Natural Environment - Biodiversity and Sustainability

NPF4 Policy 3 (Biodiversity) requires that proposals for local development include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance.

The canal corridor is a Local Nature Conservation Site and LDP policies Env 15 (Sites of Local Importance) and Env 16 (Species Protection) are also applicable to ensure that there is no adverse impact on flora, fauna, landscape or geological features or on protected species.

Landscaping will be enhanced, for example, with the provision of more and better variety of plants, shrubs and trees which will contribute to biodiversity and biodiversity networks. An informative is recommended in relation to swift bricks.

Felled trees within the application site will be replaced with new trees including the planting of a woodland. In terms of the removal of part of the current shrub and tree boundary along the south of the site next to the Union Canal, more openness between the school and canal will improve the relationship and links between them both and enhance the cycle and pedestrian routes to the school. The presence of the canal will, therefore, be incorporated into the proposal as per LDP policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features). Integrity of the area and its qualities will not be significantly adversely affected by removal of a short length of the shrubs and trees on the boundary of the nature corridor along the canal. Trees and landscaping proposed on the application site will provide mitigation for the loss of the green boundary and, thus, comply with LDP policy Env 12.

In addition, the creation of an improved relationship with the school site will bring social and environmental benefits for pupils and other community user groups of the wider WHEC site. As such, this is acceptable in regard to NPF 4 policy 3 d). In these circumstances the removal of part of the southern shrub and tree boundary is acceptable.

NPF 4 policy 5 (Soils) intent is to protect carbon rich soils, restore peatlands and minimise disturbance to soils from development. The proposal will minimise soil sealing through use of porous materials and soft landscaping. In addition, it will be on land which has previously been disturbed by development. In this respect, the proposal seeks to minimise the level of disturbance to soils from the development therefore does not conflict with NPF 4 policy 5.

Design Quality and Place

NPF4 policy 14 (Design, quality and place) intent is to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. It aims to deliver quality places, spaces and environments and places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

LDP policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. LDP policy Des 3 (Development Design - Existing and Proposed Features) requires development to demonstrate existing characteristics and features worthy of retention have been incorporated. LDP policy Des 4 (Development Design - Impact on Setting) requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site, and the materials and detailing.

The building will sit lower than most of the immediate surrounding area and in a site containing a four storey building. Therefore, its four storey height will not be overbearing within the surrounding context. It will become a landmark building in the wider area and in terms of the regeneration of Wester Hailes. Hence, it will contribute to a sense of place and retain the philosophy of the integrated community and education facilities of the WHEC.

The proposed building will be of a high quality design using modern materials. The design makes use of contrasting colours and materials to compliment the largely white render and glazed elevations. Materials will be compatible with those of nearby buildings and the proposed building will sit comfortably within its surroundings.

The proposal will contribute to the six qualities of successful places. It will create a pleasant place with an attractive building and landscaped environment. The architecture will provide identity and the building will be adaptable and sustainable. In terms of the design concept, improved connections will make it easier to move around on foot and by bicycle and reduce car dependency. Changing the relationship with the canal will contribute to personal and community safety. Education facilities will support women's safety and improve physical and mental health. Therefore, the proposal complies with NPF14 b). The proposal will continue to provide secondary school in a local area near housing and Westside Plaza Local Centre CHECK. The education facilities will have pedestrian and cycle connections as well as being near public transport facilities. Therefore, it will contribute to local living as promoted in NPF4 policy 15.

Regeneration and Local Place Plan

A development and regeneration framework is being prepared to transform Wester Hailes over the next 10-15 years. The ambition is for Wester Hailes to become a model 20 minute neighbourhood in Edinburgh to support the development of a strong local community network, with easily accessible services and facilities for all residents. It will also look at how opportunities around the Union Canal can be realised. The proposed new school is a key element in the regeneration of Wester Hailes. It will improve its

connection to the Union Canal and improve connections and access routes to the school campus including to the proposed West Edinburgh Link project which will create new walking and cycling routes. Some initial phase 1 works have been carried out on the school campus. These include the provision of a full-size, floodlit all-weather sports pitch and improvements to the sports and community block. The proposed school is compatible with the emerging regeneration framework.

Wester Hailes Local Place Plan was registered with the City of Edinburgh Council in May 2023. Its status means that the Council must take the Local Place Plan (LPP) into account prior to any new development proposals. The LPP includes Proposed Projects and a Delivery Action Programme which includes physical improvements. It has taken on board the concept of 20-Minute Neighbourhoods as the basis for its proposals. The new high school and associated works such as opening up to the canal and towpath, improving connections and active travel routes to the site fit in with the aspirations of the LPP and its physical projects and delivery action programme. The proposal will also provide opportunities for outdoor community spaces, outdoor sports/ activity areas, spaces that everyone can use and food growing spaces for pupils that are also included in the LPP.

The proposal will contribute to regeneration and the aspirations of the Local Place Plan.

Amenity

LDP policy Des 5 (Amenity) states permission will be granted for development where demonstrated the amenity of neighbouring developments is not adversely affected.

The proposal will not introduce any new overlooking to residential properties and almost all of the overshadowing will fall on the application site. There are no concerns regarding outlook or sunlight. As the proposed use is the same as the existing use, it is expected that the noise, odours and behaviours will be as expected from a school.

Therefore, there are unlikely to be any issues in terms of increased noise, odour or anti-social behaviour. Other legislative regimes are responsible for dealing with such matters.

Transport and Parking

NPF 4 policy 13 aims to encourage, promote and facilitate development that prioritise walking, wheeling, cycling and public transport and reduce need to travel unsustainably. LDP Policies Tra 2 - Tra 4 set out the requirements for private car and cycle parking. The Council's Parking standards are set out in the Edinburgh Design Guidance.

The Roads Authority (Transport) has advised that it has no objections to the proposal subject to conditions or informatives as appropriate relating to a Travel Plan, Disabled Persons Parking Places and SUDS maintenance schedule.

The proposed 39 staff car parking spaces of which 7 spaces are both EV and accessible bays complies with the Council's parking standards which allows a maximum of 40 car parking spaces.

Additional 6 visitor car parking spaces including 2 accessible spaces to be provided is considered acceptable. These 2 accessible spaces will also be EV. The proposed levels of parking will see a reduction from 60 existing spaces to 45 spaces.

A total of 108 cycle parking spaces including 8 visitor spaces are proposed and meets the minimum requirement of 89 spaces for the 800 students. It is recommended that the applicant include/provide cycle spaces able to accommodate different bike user needs e.g., cargo bikes. The proposed southeast access will link with the Canal Tow Path / NCR754 via both stepped and ramped connections, leading north towards the existing east access. This will improve the choice of active travel routes to the site.

The proposal will encourage active travel to the site and improve connections and links to existing core path infrastructure.

The proposal complies with NPF4 Policy 13 and LDP policies Tra 2 - Tra 4.

Waste

NPF 4 policy 12 intent is to encourage, promote and facilitate development that is consistent with the waste hierarchy. There is an existing waste strategy for the WHEC site. A bin store with recycling bins will be included in the scheme and swept path analysis has been provided to show that the refuse lorries will be able to access it. The developer, in this case the Council as Education Authority, will be responsible for complying with the relevant legislation.

Conclusion in relation to the Development Plan

Overall, the proposal complies with the development plan, i.e., NPF4 and LDP. The principle of development is established and acceptable. The proposal will be sustainable and contribute to climate adaptation and mitigation. Design of the building and its landscape setting will sit comfortably within the surrounding area, create a sense of place and contribute to local living. There are no historic assets or transport issues, with the use of conditions, no flooding issues and no adverse impact on neighbouring properties. The proposal fits in with the wider development and regeneration framework in Wester Hailes and accords with the Local Place Plan. The proposal is acceptable.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified. Ramps will be installed to the front (main) and rear (pupil) entrances and the building will have three lifts. Two disabled persons parking spaces will be positioned near the proposed main entrance to the school with level access from the parking to the entrance. Proposals which will contribute to health and wellbeing include outside gym, allotments and social space.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below: One public comment was received which was from RSPB.

material considerations

biodiversity enhancement and protection - birds - install/incorporate swift nest bricks; make installation of a minimum of 20 swift nest bricks a condition of any planning consent.

non-material considerations

none.

Conclusion in relation to identified material considerations.

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal complies with the development plan, i.e. NPF4 and LDP. It will deliver a sustainable, well-designed development on a brownfield site that minimises environmental impact. The design is high quality and will sit comfortably within its surroundings. The use will contribute to local living and is consistent with the six qualities of a successful place. The development will be sustainable by contributing to climate adaptation and mitigation and to active travel routes and the use of sustainable transport modes. There will not be an adverse impact on historic assets, flooding or neighbouring amenity. Although there will be some impact on biodiversity and the natural environment, mitigation will be achieved such as through landscaping including tree planting. The principle of development is acceptable and there are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. Prior to the commencement of development, the scheduled area of the original canal shall be appropriately demarcated on site and the demarcation to be in place during construction works.
3. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (preservation, excavation, analysis and reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Responsibility for the execution and resourcing of this programme of archaeological mitigation lies with the applicant.

4. Prior to the occupation of the school building, cycle spaces shall be provided to accommodate different bike user needs e.g. cargo bikes, scooter parking spaces and bicycle storage shall be provided within the building.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to ensure that inadvertent damage is not caused to below-ground remains.
3. In order to secure the protection of the scheduled remains.
4. In order to comply with Edinburgh Design Guidance Factsheets and encourage sustainable travel modes.

Informatives

It should be noted that:

1. 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.
2. 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.
3. No trees, bushes or shrubs to be removed during bird nesting season and works to be stopped if a nest is found.
4. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It's an offence to deliberately capture, injure or kill, or deliberately disturb EPS. Should EPS be found before or during construction works, NatureScot must be informed as an European Protected Species licence may be required.
5. The developer must submit a maintenance schedule for the SUDS infrastructure for the approval of the Planning Authority.
6. The Canal Scheduled Monument shall be outlined on documentation supplied to contractors and others working on site prior to the commencement of development to ensure that inadvertent damage is not caused to below-ground remains. Should any works be required within the scheduled area of the monument it is likely that scheduled monument consent would be required and early pre-application discussions with HES are recommended. Archaeological monitoring may be required in this area of the Scheduled Monument.
7. Note the requirement for trade waste producers to comply with legislation, Waste (Scotland) Regulations require the segregation of defined waste types to allow for recycling. This would require separate storage space (off street) for the segregation of the different waste streams arising from their commercial activities.
8. The applicant should consider developing a Travel Plan including provision of a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport.
9. 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.

10. It is recommended that 20 swift nest brick be incorporated below but close to the roofline. A minimum of 1 nesting brick should be provided for every 5m of building frontage, with bricks clustered where possible in groups of 3 or more, with approximately 1m between entrance holes.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 27 March 2023

Drawing Numbers/Scheme

01-30.

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Jackie McInnes, Planning officer
E-mail: jackie.mcinnnes@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Wester Hailes Community Council

COMMENT: Thank you for contacting the Wester Hailes Community Council. Unfortunately, our community council did not receive a sufficient number of nominations for community councillors at the Community Council elections held in September 2019. Because of this, the Wester Hailes Community Council has NOT been reconstituted in the current term starting October 2019.

DATE: 12 April 2023

NAME: HES

COMMENT: We have no comments on the proposed development in terms of its potential impacts on the setting of the above scheduled monument.

DATE: 24 April 2023

NAME: Scottish Water

COMMENT: Standard wording response:

Thank you for contacting Scottish Water, Development Operations, Planning Team, we have received your enquiry and will assess this and action accordingly.

No further or detailed comments received.

DATE: 12 April 2023

NAME: SEPA

COMMENT: We consider this as like-for-like replacement and we have no objection on flood risk grounds.

DATE: 21 April 2023

NAME: Flood Planning

COMMENT: Final Consultation Response 23 August 2023:

Thank you for the additional information. This application can proceed to determination, with no further comments from CEC Flood Prevention.

DATE: 23 August 2023

NAME: Waste and Cleansing

COMMENT: Waste Services would not provide calculations for the bin capacities for a school since these requirements vary widely depending on the functions at the school.

DATE: 14 April 2023

NAME: Transport Planning (Roads Authority)

COMMENT: No objections to the application subject conditions or informatives as appropriate relating to a Travel Plan, Disabled Persons Parking Places, cycle parking and a maintenance schedule for the SUDS infrastructure.

DATE: 25 April 2023

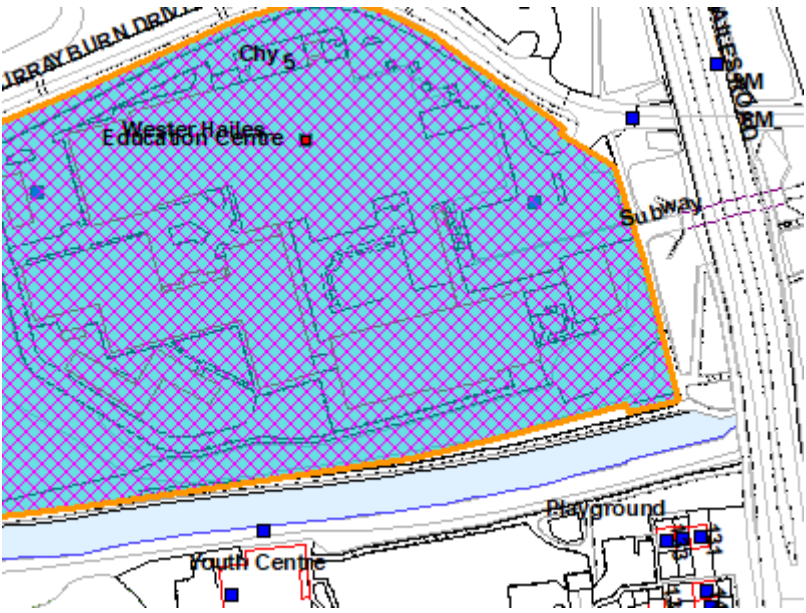
NAME: City Archaeologist

COMMENT: It has been concluded that it is unlikely that significant archaeological remains will have survived and be impacted upon by the construction of the new school

building. However, the proposed siting of the construction compound may overlay and therefore impact upon the scheduled area for the Union Canal.
In order to secure the protection of the scheduled remains, it is recommended that a condition requiring a programme of archaeological work is attached to this application.
DATE: 19 April 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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