

Development Management Sub-Committee Report

Wednesday 25 October 2023

**Application for Planning Permission
Craigentenny Primary School, 4 Loganlea Drive, Edinburgh.**

Proposal: Modular off site constructed single storey building will be craned into position on site in three parts. This will house a kitchen facility to support requirements of existing primary school. Building will house, commercial kitchen, toilet, stores, and office area.

**Item – Committee Decision
Application Number – 23/02735/FUL
Ward – B14 - Craigentenny/Duddingston**

Reasons for Referral to Committee

The application has been referred to the Development Management Sub Committee as the applicant is the Council.

Recommendation

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

Summary

The proposed development complies with NPF4 policies in relation to sustainable, liveable and productive places and Edinburgh Local Development Plan policies. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The application relates to the playgrounds of Craigentenny Primary School, located between Loganlea Drive and Loaning Road.

The surrounding area is mainly residential in character.

Description of the Proposal

The proposal is for a single storey modular building, measuring approximately 10 metres by 12 metres with an overall height of 3.5 metres. The treatment finish will include insulated wall panels and wall trims clad with Tata Colorcoat Plastisol Steel. The roof will include a pre-finished profiles steel sheet in white. All windows are to be double glazed in uPVC.

The building is required to support the function of the existing primary school, where it will house a kitchen, toilets, stores, and an office area.

Supporting Information

- Flood risk assessment and Surface water management plan

Relevant Site History

18/09635/FUL
Craigentinny Primary School
4 Loganlea Drive
Edinburgh
EH7 6LR

A proposal to construct a 2-storey nursery containing 3 playrooms, as well as ancillary accommodation and external garden, to serve 137 children (as amended).

Granted
29 January 2019

Other Relevant Site History

None.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Flood Prevention

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

Publicity and Public Engagement

Date of Neighbour Notification: 3 July 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable

Site Notices Date(s): Not Applicable

Number of Contributors: 0

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) & 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 and 3;
- NPF4 Liveable Places policies 14 and 22;
- NPF4 Productive Places policy 25;
- LDP Design policies Des1, Des 4 and Des 5; and
- LDP Environment policy Env 21.

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering design and amenity related policies.

Principle of Development

The site is located within the urban area and is within the curtilage of the existing school. The principle of development within this location is therefore established.

Climate Mitigation and Adaption

NPF4 policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposal is to support the requirements of the existing school, and this is linked to the spatial principles 'Conserving and recycling assets', 'Local living' and 'Compact urban growth'.

NPF4 policy 2 seeks to facilitate development that minimises emissions and adapts to the current and future impacts of climate change. As the proposed development utilises an existing land use, this is linked to the spatial principles 'Conserving and recycling assets', 'Local living' and 'Compact urban growth'. SEPA's flood maps show medium potential for localised effects of surface flooding within the school grounds. The submitted Flood Risk Assessment and Surface Water Management Plan demonstrates that a 1:200-year storm event (including allowance for climate change) can be attenuated safely on site with 1:1000-year (including allowance for climate change) return period accounted for. The use of steel cladding is a sustainable and recyclable material. As the proposed development supports an existing use, the impact on emissions will therefore be minimised.

The proposal complies with NPF 4 policies 1 and 2.

Development design

The proposed modular building will be situated within the school grounds where it will be functional in scale, form and design. It will not have an adverse impact on the character or appearance of the surrounding area.

The proposal complies with NPF 4 policy 14 and LDP policies Des 1 and Des 5.

Amenity

LDP policy Des 5 (Development Design - Amenity) requires the amenity of neighbouring developments not to be adversely affected.

The proposed development will not result in loss of privacy, sunlight or result in adverse overshadowing.

Environmental Protection requested clarification on the proposed condenser units, ventilation system and requested a Noise Impact Assessment to be submitted. The application site relates to an existing school use, where planning cannot be used to curtail/control the activities of an existing use. There is approximately 23 metres separation between the proposed standalone modular building to the nearest residential building at 37 Loaning Road, separated by a road. The proposed ventilation on the east, south and west elevations on the modular building will face onto the existing school grounds. For these reasons, it would not be reasonable to request a Noise Impact Assessment for an established school use. The proposed development will not have a materially detrimental effect on the living conditions of nearby residents.

The proposal complies with NPF4 policy 14 and LDP policy Des 5.

Flooding impacts

A Flood Risk Assessment and Surface Water Management Plan was submitted. Flood Prevention were consulted and advised that a letter from Scottish Water is required to confirm acceptance of the discharge into their network before the application can proceed to determination. While there is a presumption against surface water connection to the combined sewer under NPF4 policy 22 (c, ii), the onus is on the applicant to secure this confirmation before proceeding with the development. For this reason, an informative is applied.

The proposal complies with NPF4 policy 22 and LDP policy Env 21.

Conclusion in relation to the Development Plan

The proposed development complies with the policies contained in NPF4 and in the Edinburgh Local Development Plan.

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. The proposed modular includes an accessible ramp.

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

No comments were received.

Conclusion in relation to identified material considerations

The material planning considerations have been identified and addressed. There are no outstanding material considerations.

Overall conclusion

The proposed development complies with NPF4 policies in relation to sustainable, liveable and productive places and Edinburgh Local Development Plan policies. There are no material considerations that outweigh this conclusion. It is recommended that the application be approved.

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.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

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. Prior to the commencement of construction works on site the applicant should submit to the planning authority confirmation that Scottish Water accept the proposed surface water discharge rate to the combined network.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 26 June 2023

Drawing Numbers/Scheme

01-03.

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

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Appendix 1

Summary of Consultation Responses

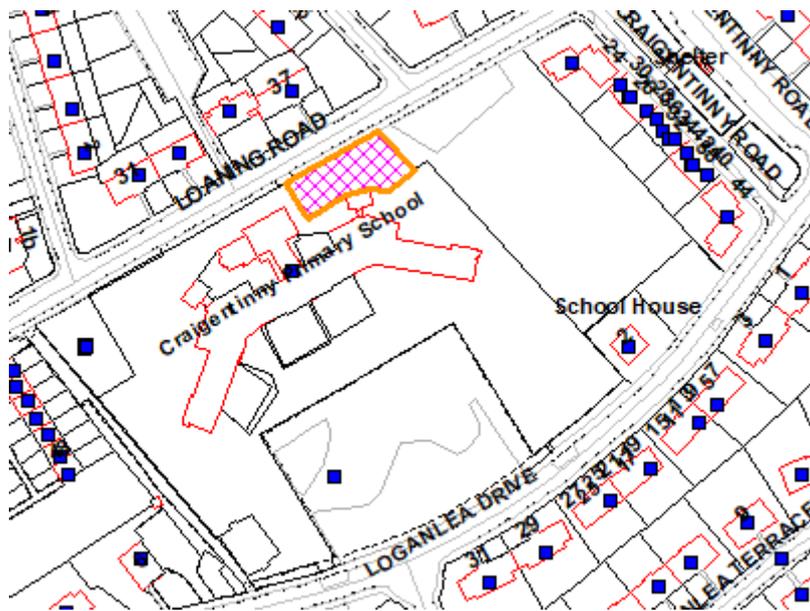
NAME: Flood Prevention

COMMENT: Proceed to determination with informative added.

DATE: 19 September 2023

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

Location Plan



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