

Development Management Sub-Committee Report

Wednesday 7 February 2024

**Application for Planning Permission
Trinity Academy, 1 Craighall Avenue, Edinburgh**

Proposal: Extension to Victorian building to provide new school accommodation; internal and external works, partial demolition of post-war blocks, associated landscaping and temporary decant facilities to support works.

**Item – Committee Decision
Application Number – 23/06118/FUL
Ward – B04 - Forth**

Reasons for Referral to Committee

The application is referred to the Development Management Sub-Committee as it is an application by the City of Edinburgh Council. 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

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in considering whether to grant planning permission for development which affects a listed building or its setting, special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this regard, 'preserving', in relation to a building, means preserving it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

The proposed removal of the 1950s and 1960s additions to facilitate the proposals, including the new extension, would have an impact on the character of the listed building overall. Due to its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed extension would reduce the significance of the listed building and harm its character and appearance.

Furthermore, in terms of its scale, positioning and appearance, the temporary decant teaching block would harm the setting of the Victorian school building and the Category C listed 1-4 (Inclusive Nos) Craighall Bank (LB43688) for the duration if it being on site. However, given that the decant teaching block would be on site for a temporary period, its impact on the setting of these listed building would not be significant. In that the proposal would harm the listed building, they would in turn, harm the character and appearance of the Victoria Park Conservation Area. Therefore, the proposals are not in accordance with LDP policies ENV 3, Env 4, Des 1, Des 4 and Des 12, NPF 4 policy 7c), NPF 4 policy 14a) and are not fully in compliance with NPF 4 policies 14b and 14c.

Notwithstanding, it is considered that there are significant community benefits resulting from the proposals which keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum, and also benefits from improved accessibility for disabled people and others with limited mobility. On balance, these benefits outweigh the reduction in significance of and harm to the listed building and Victoria Park Conservation Area and provide reasoned justification for granting planning permission for the proposed development.

The proposals will deliver a sustainable scheme that will contribute to climate mitigation and adaptation and the restoration and enhancement of biodiversity. The proposals are compatible with policy priorities that include sustainability in terms of transport and materials use, climate change mitigation and adaptation, and development on brownfield land.

There are no detrimental impacts on equalities or human rights.

There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The site is the building and grounds of Trinity Academy secondary school at 1 Craighall Avenue. The school is located in the Victoria Park and Trinity area of north Edinburgh. The site includes the car park of the school, located in the southern extremity of the site.

The secondary school Includes: the original four-storey Victoria block (1891-1893) by George Craig, formerly known as Craighall Road School and flat-roofed additions (1958-64) by Stanley Patrick Ross-Smith adjoining to the east elevation. These additions include: (i) a four-storey glazed stair link; (ii) a concrete framed and clad six-storey classroom tower block; (iii) a concrete and masonry two-storey 'podium style' assembly hall/dining hall block; and (iv) a concrete framed and clad twin gymnasium hall with single-storey corridor link. The Victorian building and the 1950s and 60s additions are listed category B (LB43687). The original Victoria building was listed on 17/10/1996. The 1958-1964 additions were added to the listing on 20/06/2022 following a listing review.

There are later additions to the school (after 1964) which are excluded from the listing. These are (i) a two-storey red brick craft, design, and technology (CDT) and general teaching block; (ii) a concrete framed swimming pool and music room block, and (iii) a three-storey red brick science and home economics and music rooms block.

A detailed description of the different components of the building is contained in the descriptive list LB43687 and also the document titled "Description of Trinity Academy" available to view on the Planning and Building Standards Online Service.

The site is relatively flat, with a fall of some 2 metres from east to west. The site is located adjacent to the north of Victoria Park and is within the Victoria Park Conservation Area. The principal elevation of the Victorian school building and the later 1950s and 1960s extensions all front southwards over the school grounds onto Victoria Park. Newhaven Conservation Area lies nearby to the north and northwest of the site.

The site is to the immediate south of Hathornvale Path footpath and cycleway, which lies in a disused railway cutting. There is access to/from Victoria Park and Trinity School to Hathornvale path via an underpass. Residential properties located on the west side of Newhaven Road bound the site to the east. A combination of Edinburgh North Scout Hall and Trinity Primary School beyond, Craighall Avenue, and Victoria Park, bound the site to the south. Craighall Road bound the site to the west. Banghold Sports & Outdoor Centre including playing fields, which is home to the PE facilities for Trinity Academy School, is located nearby to the southwest of the site.

Primary access to the site, both pedestrian and vehicular, is from Craighall Avenue, which is accessed off Craighall Road. There is another vehicular access off a slip road directly off Craighall Road.

The site is located within a suburban area and between a heavy tree belt to the north on the Hawthornvale Path and Victoria Park to the south. The site itself has some trees on it, which are mostly close to boundaries of the site.

The area is primarily residential in nature with local amenities including the public park, sports facilities (tennis courts, bowling greens, hockey, and rugby pitches) as well as allotments.

The site is also adjacent to the following listed buildings:

- Category C listed 85 Craighall Road Station, Including Bridge (listed Building reference LB43689, listed 17/10/1996).
- Category C listed 1-4 (Inclusive Nos) Craighall Bank Including Boundary Wall (listed building reference LB43688, listed 17/10/1996).
- Category C listed 159 Newhaven Road Victoria Park House (listed building reference LB28126, listed 21/02/1992).

Description of the Proposal

The proposals include:

- Exterior alterations to the existing Victorian school building including the replacement of the non-original metal windows with new windows and the blocking up of existing original window openings on the east elevation.

- The addition to the east elevation of the Victorian building of a new build teaching block. This will replace all of the existing post-war 1950s and 1960s extensions (tower block, dining block, CDT Block & swimming pool) which are to be removed. Listed building consent is separately sought for the removal of the 1950s and 1960s extensions.
- Reconfiguration of staff car park resulting in a reduction of bays to 28 including 2 EV equipped bay, 2 accessible bays one of which is equipped with EV charging.
- The erection of four detached cycle stores.
- Landscaped designed open space and outdoor learning areas to the east (on areas currently occupied by locks D, E and F)
- Erection of temporary decant facilities to facilitate the proposed works. This includes the erection of a three-storey flat roofed decant classroom block on the site of the existing staff car park, and the erection of a single-storey decant dining block on the eastern part of the site.

The proposed new extension is a four-storey flat roofed block linking to the existing Victorian building. It has an irregular shaped footprint that is approximately three times that of the Victorian building. The extension will accommodate the main school entrance, which will be accessed from a new entrance plaza on the southeastern end of the site and from the footpath on the northern edge of the park connecting Craighall Avenue and Newhaven Road. The new entrance and classrooms above will extend the building across the end of Craighall Avenue bringing the footprint further south within the site. The extension extends in front of the south elevation facade of the Victorian building, and it extends behind its rear (north) building line. The extension overlays approximately two-thirds of the east elevation of the Victorian building. The south elevation of this connecting part of the extension is formed as a glazed curtain wall and is set back from the front facade of the Victorian building and is intended as a visual break between the Victorian building and the main bulk of the new extension. The floor levels of the new extension align with the Victorian building with the same number of floors, to provide level access throughout the school.

The new extension is of contemporary style providing a mixture of solid to void, and with masonry cladding panels of red/pink and brown/buff brick in horizontal configuration and corresponding to aligned floor plates. The final materials to be used are to be finalised post-determination through discussions and approval with CEC via discharge of conditions.

Associated landscaping proposals includes landscaping at public entrances to the school, the formation of outdoor spaces including playgrounds, dining space, learning space, growing spaces and informal sport and play.

Supporting documents

The following documents have been provided to support the application:

- Planning Statement.
- Pre-Application Consultation Report.

- Drainage Strategy Plan.
- Flood Risk Assessment.
- Site Investigation Report.
- Sustainability Statement form S1.
- Arboriculturist Report.
- Ecological Appraisal.
- Bat Survey.
- Heritage Statement.
- Landscape Scheme.
- Noise Impact Assessment.
- External Lighting Plans.
- Tracking for Key Vehicles.

These documents are available to view on the Planning and Building Standards Online Service.

Relevant Site History

23/01057/SCR
 Trinity Academy
 1 Craighall Avenue
 Edinburgh
 EH6 4RT

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.

EIA Not Required
 23 March 2023

23/01057/PAN
 Trinity Academy
 1 Craighall Avenue
 Edinburgh
 EH6 4RT

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.

Pre-application Consultation approved.
 22 March 2023

23/06120/LBC
Trinity Academy
1 Craighall Avenue
Trinity
Edinburgh
EH6 4RT

Partial demolition, extension, and internal and external works to retained Victorian school building to create new campus.

23/06119/CON
Trinity Academy
1 Craighall Avenue
Trinity
Edinburgh
EH6 4RT

Demolition of unlisted buildings and structures inc. music department and science block to create new school campus.

Other Relevant Site History

None.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Environmental Protection

Transport

Archaeology Services

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

Publicity and Public Engagement

Date of Neighbour Notification: 3 November 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 10 November 2023

Site Notices Date(s): 7 November 2023

Number of Contributors: 126

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then 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 harm the listed building and its setting.

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case

may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment Guidance on the Principles of Listed Building Consent
- Managing Change in the Historic Environment Guidance on Conservation Areas
- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: Setting
- Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings
- Managing Change in the Historic Environment: Windows

The original Victorian school building is a broadly symmetrical, three-storey and basement, fifteen-bay building of squared and snecked brown sandstone in the Renaissance style with some Venetian detailing, finished with contrasting polished red sandstone dressings. The entrance (south elevation) has a round arched, hood-moulded doorway (converted to a window around 1960). The building has a piended roof with a grey slate covering in diminishing courses. The late 19th century interior is broadly intact in plan with fixtures and fittings retained throughout. There has been some remodelling and infilling of central spaces.

By the mid-1950s pressure on the school role required further expansion. It was at this time that the Classroom Tower and associated Gym Block were built in a modern architectural style. These buildings replaced inter-war additions and extended further east. In the late 1960s a further gymnasium and swimming pool block were added. A final phase of expansion took place at the very east of the site in the early 1990s, with a purpose-built Science & Home Economics block filling in the site, an extension to that block was also added.

Refurbishment of Victorian building

The proposed external alterations to the Victorian building, including the removal of the later west entrance, reinstatement of historic rear entrances (as fire escapes) and removal of the twentieth-century windows, restoration of the school's central doorway and steps, are all enhancements to the listed building.

In terms of their style, the proposed replacement aluminium framed windows would be an improvement to the existing non-original aluminium windows that they would replace. Whilst timber replacement timber framed windows would have been a conservation gain, the proposed replacement windows will be more energy efficient than those they will replace. Given this and the fact that the existing aluminium framed windows are an early replacement, it would not be reasonable to insist on the replacement windows being timber framed.

The interventions into the interior are focused on accessibility (provision of a lift) and fire safety requirements. The classrooms and circulation spaces within the building will remain largely as existing and thus the internal works preserve the character of the listed building.

Historic Environment Scotland were consulted as part of the application for Listed Building Consent and did not raise any concerns with the refurbishment proposals.

The alterations to the Victorian building will not have a detrimental impact on the significance of the listed building.

Removal of 1950s-1960s extensions

An engineer condition report, a structural condition report and a sampling concrete testing report have been submitted in support of the proposals to remove the 1950s and 1960s additions. They detail the poor condition of these additions and the likely implications that necessary refurbishment and alteration would have on their significance and mid-twentieth century character.

Although the supporting reports do not categorically demonstrate that the additions are structurally unsound and are technically incapable of being repaired, they detail extensive faults including spalling and cracking of concrete and the requirement for replacement cladding. In their consultation response on the conterminous listed building consent application, HES state that they recognise the importance and benefits of keeping Trinity Academy on the existing site. Furthermore, they state that the supporting report evidences the reasoned approach to the redevelopment of the school. Therefore, whilst they recognise the major impacts, they do not oppose the removal of the twentieth century additions.

The supporting reports demonstrate that the 1950s and 1960s addition are in very poor condition and are not able to be repaired and brought back into productive use without significant financial costs. The extensions are already beyond their extended building life expectancy. It is probable that even if they were renovated to a position where they could all recommence use, owing to their condition, age, and nature of their construction, it is probable that future structural issues could arise. Moreover, necessary renovation works, including retrofitting energy efficiency measures, would not meet the same energy efficiency standards that would be achieved by a new build extension. The position adopted by HES that the supporting report evidences the reasoned approach to the redevelopment of the school is supported.

Notwithstanding, the 1950s-1960s additions are of special architectural and historic interest and therefore the removal of them to facilitate the addition of the proposed new extension will have a major negative impact on the significance of the listed building. Consideration of whether there are significant material considerations that justify the proposed removal of the extensions; and if so, whether this outweigh any adverse impacts, is addressed below.

Proposed new extension.

Historic Environment Scotland's Guidance note: Managing Change in the Historic Environment: Extensions, states that extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation; and must be designed in a high-quality manner using appropriate materials.

The existing glazed stair link is set some 10 metres back behind both the principal facade (south elevation) and the north elevation of the Victorian building. At some 3.5 metres in depth, it is slim and thus overlays a small area of the east elevation of the Victorian building. It is 7.3 metres in width and entirely glazed. The combination of its deep set back from the front and rear elevations, its slender depth, its width and it being entirely glazed, all result in it being a sensitive, subservient and lightweight structure that achieves a clear visual separation between the Victorian building and the more solid form of the 1950s and 1960s extensions to the east of it. The six-storey tower block that attached to the east, is set behind the façade of the Victorian building and thereby is subservient to it. The other 1950s and 1960s extensions extend in front of the façade of the Victorian building by varying amounts, however they are still subservient to the Victorian building because of their distance from it and their heights. Overall, the 1950s and 1960s extensions are subservient and sensitively designed additions to the original Victorian school building.

The link component of the proposed extension overlays approximately two thirds of the east elevation of the Victorian building. It is set back from the front (south) facade of the Victorian building by some 7.2 metres, and it extends some 9.2 metres beyond the north elevation of the Victorian building and is some 5.6 metres in width. Its south elevation is proposed as a glazed curtain wall. The design intention is to achieve a degree of visual separation between the front façade of the Victorian building and bulk of the new extension, whilst also maintaining close educational links on each floor plate between the two buildings. The main body of the extension then extends some 2.7 metres in front of the façade for a distance of some 16 metres and then steps out further in front of the facade to a distance of 21.9 metres at its southern most point.

Although the link part of the proposed new extension is set back from the façade of the Victorian building, it covers over considerably more of the east elevation of the Victorian building and is shorter in width than the existing glazed stair link, albeit existing openings in the east elevation will be reused and no existing masonry removed. Unlike the existing glazed stair link, it does not achieve a pronounced visual separation between the Victorian building and the bulk of the new extension. The applicant's design and access statement explains that the massing of the proposed extension has been informed and developed by the logistical and practical ability to build and maintain the school as a live education facility, whilst minimising temporary decant and cost. The proposed extension is not of a subordinate scale and massing to the Victorian building, instead it is of substantial scale and massing, with a deep plan form and a footprint that is some three times that of the Victorian building. In terms of its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed new extension would not be a subordinate or sympathetic addition to the Victorian building, but instead, it would have a dominating impact on it. This visual discordance would be mainly evident in close views of the building from the west and south. The Victorian building would no longer be the focal point. For all of these reasons the proposed extension would not be sympathetic to the architectural character and appearance of the listed Victorian building.

Formal pre-application discussions between the applicant and the planning authority took place. During these discussions, the planning authority expressed concerns about the attachment, massing, positioning, form and footprint of the proposed replacement extension, which is considered not to be subservient to the existing Victorian building and that there is a sense that effort has concentrated on building design and function, without due consideration for context. The planning authority advised the applicant to submit a revised scheme that respected the built heritage and made suggestions of how the scheme could be revised to be considered more favourably. However, the current proposal remains unchanged from the proposal original submitted to the planning authority or discussed at the pre-application stage.

Nonetheless, given that there would be harm to the listed buildings, in terms of the above legal tests, consideration is required to be given to whether there are significant material considerations that justify the development in this particular location; and if so, does this outweigh any adverse impacts. This is addressed in section c) below.

Setting

The settings of the Victorian school building and the Category C listed 1-4 (Inclusive Nos) Craighall Bank (LB43688) would be impacted by the scale, positioning and utilitarian appearance of the temporary decant teaching block for the duration if it being on site. However, given that it would be on site for a temporary period of time, the impact would not be significant.

The proposed development would not result in a harmful impact on the setting of the other neighbouring listed buildings and structures listed in the background section of this report.

Conclusion in relation to the listed building

The proposals conflict with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance. Details in relation to the assessment of this harm is addressed in section c).

b) The proposals harm the character or appearance of the conservation area.

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Victoria Park Conservation Area Character Appraisal states that the conservation area centres upon Victoria Park, which is surrounded by a mixture of housing and institutional uses and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of Georgian and Victorian villas, many of architectural interest and often set in large and well landscaped grounds.

With regards to new development The Conservation Area Character Appraisal states that: *"Any new development within the Conservation Area needs to be sympathetic, by respecting and interpreting the townscape in a sensitive way. There is limited new*

development within the Conservation Area, predominantly the modern school building. Development around the edge of the area has not always taken cognisance of its impact on the character of the Conservation Area. Redevelopment opportunities in the area appear few, but any development, either within or outside the Conservation Area, should be restricted in height and scale in order to protect its setting and the key views out of and into the conservation area. The new design must respect the existing spatial pattern, massing and traditional materials."

The applicant's design and access statement states that the massing of the proposed extension has been informed and developed by the logistical and practical ability to build and maintain the school as a live education facility, whilst minimising temporary decant and cost. The applicant maintains that the condensed footprint and four-storey height of the proposed new extension, which is lower than the existing 1950s tower block, reduces the overall mass visible on the skyline and the visual impact of the proposal on the wider conservation area. They state that the proposed massing is largely obscured by the heavy tree lines and adjacent buildings in the area. The 1950s tower block is at odds with the predominant height of the buildings in the conservation area. However, it is considered that owing to its size and relatively small footprint and resultant slender form, the existing tower block does not negatively impact on the character and appearance of the conservation area. The bulk, massing, and form of the proposed new extension, which as stated above is above, is not subservient to or sympathetic to the Victorian school building, would in turn harm the character and appearance of the Victoria Park Conservation Area. The existing trees would partly obscure the proposed new extension from long views outside the site, however they do not provide a total screen, neither do they obscure close views. Also, the trees would provide less screening in the winter months when the trees are not in leaf.

The proposal demonstrates a more contemporary idiom using brick, precast concrete, zinc cladding and asymmetric window placement to create a contrast to the Victorian Building. The planning authority considers that notwithstanding the matter of scale, massing and form, the proposed external finishing material would contrast with and be complimentary to the traditional sandstone and slate materials of the Victorian school building and the traditional materials elsewhere in the Conservation Area.

Conclusion in relation to the conservation area

The proposals conflict with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Further details of assessment are provided in section c).

c) Is there any public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh the presumption against granting planning permission?

Given that it is considered that there would be significant harm to the listed building and the conservation area for the above stated reasons, in terms of the legal tests consideration is required to be given to whether there is an over-riding public interest that justify the proposed development in this particular location; and if so, does this outweigh any adverse impacts.

In order to make this assessment it is necessary to identify the high level aims and objectives of the proposal, the limitations/difficulties with the existing school and the

benefits to the future operation of the school that would ensue from the proposals. These are all explained as follows:

High-level aims of the proposal:

The redevelopment of the school estate (the main Trinity Academy school site and the Trinity Academy Sports Campus at Bangholm) is part of CEC's Adaptation and Renewal programme for the city's school estates. The redevelopment of the main Trinity Academy School site represents Phase 2 of a programme of development and investment by the City of Edinburgh Council to improve the school estate. It follows the successful completion of the Trinity Academy Sports Campus at Bangholm Recreation Ground as Phase 1, this opened to the school and as a community sports facility in Autumn 2022. The proposal the subject of this application meets the following high level aims and objectives:

- The Scottish Government's Learning Estate Investment Strategy to connect people, places, and learning, improve outcomes for all and promote sustainable and inclusive economic growth.
- The City-wide aspirations for the curriculum to address all inclusion, digital and outdoor learning environments.
- In combination with the city-wide net zero-carbon objectives, to provide a community lifelong learning and sports hub where public services can be co-located with links to active travel networks, green infrastructure, and public transport networks.
- To provide educational and learning facilities fit for the 21st Century, serving the local communities that would also meet the city-wide objective to provide a net zero-carbon city by 2030, and the Scottish Government's policy of 'Getting it Right for Every Child'.

Limitations/challenges with existing school building and grounds

- The 1950s and 1960s buildings are beyond their life expectancy and are in a poor condition. The existing building appraisal accompanying the application, confirms that the school buildings are generally no longer fit for purpose, they are not environmentally sustainable, and do not facilitate aspirational or collaborative learning environment appropriate for modern teaching.
- Ease of accessibility within the existing building is hindered because of the differing floor levels across the building.
- The current school roll is 950 pupils and is rising. The current school building does not have capacity to accommodate the expected increased pupil roll of 1,200 pupils, an increase in capacity of circa 7.5%.

- The existing school building has a linear, fragmented, and disjointed layout, with each faculty housed in separate buildings. This creates disconnect between different sections of the school, leading to prolonged travel times within the school. Additionally, the linear and fragmented nature of the layout results in areas feeling isolated and disconnected. Moreover, this raises two fundamental disadvantages which is poor accessibility within the existing structures and inability to facilitate cross-faculty education which is a fundamental practice in contemporary education.
- An absence of a central gathering and circulation space within the school.
- The school grounds comprise service areas, vehicular access points and hard tarmac and little outside space for social gathering/recreation at break times, outdoor learning, or nature. Consequently, pupils disperse into the surrounding areas out with school grounds at break times and immediately after school, putting pressure on Victoria Park and surrounding streets.
- The arrival to the school is unclear. The large area of tarmac to the front of the school building does not make an attractive frontage for the school on to Craighall Road offers and has limited use.
- Due to accessibility issues and subpar quality, presently there are no community facilities contained within the school.

Identified Benefits arising from the proposed development.

- New teaching block would achieve Passivehaus Classic standard (a design methodology comfort standard that yields very low energy demand with minimal performance gap).
- There is a strong sense of identity and historical significance associated with the original Victorian school building. Its integration into the new design was imperative due to its profound significance to the school community. The continued original use of the building is preserved.
- The condensed footprint reduces the overall mass visible on the skyline but also facilitates the creation of a new central gathering space at the heart of the new teaching building. Additionally, it allows for the release of land on the eastern part of the site for outdoor dining, biodiverse playground, and learning areas for the school, thereby enhancing the site's overall organisation, and delivering the need for outdoor education all within a secure area. It also enhances the connection to the nearby Trinity Primary, facilitating the movement of children between the two schools. Moreover, owing to the current lack of outdoor space in the school site, it alleviates the pressure on Victoria Park itself.
- The reorientation of the main entrance towards the park will create a civic frontage facing the park and a public-facing aspect to the school, which is currently absent. The arrival plaza includes a series of steps and integrated ramps creates accessible routes to main entrance, with bleacher seating creating a key public arrival space. There will be Improved accessibility across the site with level access from accessible parking and to main building entrance.

- The repurposed land on the eastern part of the site will serve as a physical link, connecting Trinity Primary, Scout Hall, and the new school, and potentially fostering future collaborations.
- The proposal would provide contemporary facilities that have the potential to be utilised by the local community. This is not currently possible.
- The redevelopment of Trinity Academy raises phasing and logistical challenges. By retaining Blocks D-F during construction, the entire decant building can be situated in the car park due to its ample capacity to accommodate the required facilities. This has resulted in cost savings and reduced disruption to the school.

Conclusion

The proposals will deliver all of the above listed high-level aims and objectives, address all of the above listed limitations/challenges with the existing school and achieve all of the above listed benefits, all whilst retaining and refurbishing the original Victorian building. This will ensure that the listed status of Trinity Academy will be maintained (although its significance will be reduced by the extent of removals).

An alternative scheme for the retention of and renovation of the existing 1950s and 1960s buildings would not deliver the same. There is no off-site alternative for the proposals. The applicant has advised that alternative site planning scenarios have been worked through and the submitted option represents the best arrangement for the listed building. The locational benefit of allowing the extension retains the school on its original site which is a key aspect of the significance of the building. This view is echoed by Historic Environment Scotland within their consultation response. The listing description notes "Trinity Academy has special interest for the survival of its setting, its continued relationship as part of a school campus group with Trinity Primary School, and its prominence within the local area - contributing to our understanding of the development and expansion of suburban Edinburgh." The provision of a new high school on an alternative location would result in the disposal of the school site and the selling off of the building and may result in additional interventions to allow for the reuse of the listed building.

The proposals have been informed by a programme of engagement with the staff and pupils of the school and the local community. The vast majority of the representations received on the application are in support of the proposals.

It is considered that there are significant community benefits resulting from the proposals that keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum and benefits from improved accessibility for disabled people and others with mobility issues. On balance, these benefits outweigh the reduction in significance of the listed building resulting from the extent of removals and the consequent loss to the character and appearance of the conservation area and provide reasoned justification for granting listed building consent for the proposed development.

d) 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) have equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places policies 1, 2, 3, 7 and 9
- NPF4 Liveable Places policy 14
- LDP Design Principles for New Development policies Des 1, Des 2, Des 3, Des 4, Des 5, Des 6, Des 7 and Des 8
- LDP Environment policies Env 12, Env 22
- LDP Transport policies Tra 2, Tra 3, Tra 4.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 4 and Env 6.

The 'Edinburgh Design Guidance' is a material consideration that is relevant in the consideration of environment, design, and transport policies.

Principle of use

The site is located within the urban area, as defined in the Edinburgh Local Development Plan. The site is a long-established secondary school. The principle of the redevelopment is therefore acceptable.

Climate Mitigation and Adaptation

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. In the case of proposed works to the Victorian building, the development is in accordance with NPF4 policy 2c) which supports proposals to retrofit measures to existing buildings that reduce emissions.

NPF4 Policy 7 protects the embodied carbon in the historic built environment and places demolition as a last resort. It remains to be demonstrated how the proposed scheme meets the aims of NPF4 around embedded carbon and offsetting in terms of meeting Scottish Government and CEC Climate change objectives.

Given that the Victorian building is of traditional construction and is within a conservation area, there are challenges when trying to adapt it to make it more sustainable such as to improve energy efficiency or to mitigate flood risk. In concluding above that the proposed replacement windows are acceptable, consideration was given as to the hurdles and costs that go with making the building more sustainable and this has been balanced against the need to protect the special architectural and historic character, integrity and appearance of the building and its contribution to the conservation area.

The removal of the 1950s and 1960s blocks will result in the loss of embodied carbon. The proposed new teaching block will be built to Passivhaus Classic standard. This will reduce the operational energy use over the lifespan of the new extension, placing less pressure on the wider power infrastructure. The Building Appraisal document submitted in support of the application details the fabric improvement measures necessary to improve the 1950s and 1960s buildings, including significant over cladding and carbon expenditure in the construction. These measures would not meet the same energy reduction as a full new build Passivhaus standard building.

The proposal complies with NPF 4 policies 1 and 2c).

Biodiversity

NPF 4 Policy 3 (Biodiversity) seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

LDP policy Env 16 (Species Protection) presumes against development which would have an adverse impact on species protected under European or UK law.

The tree survey recorded 90 individual trees on and around the site, including 2 representatives of groups of trees. The proposal aims to maintain as many existing trees as possible, particularly on the south connection to the park. A total of 18 individual trees on the site and a group of 5 trees have been identified for removal, due to conflicts with construction. The trees to be felled include 1 category A tree, 4 category B trees and 18 category C trees. In addition to this, there are 3 category U trees located outside the boundary (but very close to) which are recommended for removal in the arboricultural report. The location of the trees to be felled would not allow for comprehensive redevelopment of the site. Many of the trees to be removed are young trees growing through metal fences that are becoming distorted. Trees to be retained are to be protected during periods of construction.

New tree planting, including replacement planting for trees to be felled, is proposed including 63 new trees as delineated on the soft works and General Arrangement Plan. New tree planting will be standard/extra standard sizing. The proposed tree planting adequately compensates for the loss of twenty-three trees on the site.

A report on a preliminary bat roost survey has been submitted with the application. It confirms the presence of a bat roosts within the Victorian building, albeit it has not been possible to identify the precise roost location or undertake roosts characterisation surveys to date due to seasonal constraints of the survey work. A licence will be legally required to be in place to enable any works to the building to proceed. The licensing process is independent from the planning process.

Historic Assets and Places

The proposed scheme complies with the key principles of NPF4 Policy 7 in terms of supporting the transition to net zero and ensuring that this historic asset is resilient to the current and future impacts of climate change.

Character and Setting of Listed Buildings

The impact on the character, appearance of the listed building and on the setting of neighbouring listed buildings has been assessed in sections a) above and it is concluded that the proposals would harm the character, appearance and setting of the listed building. However, there are matters of public interest which outweigh the harm, and therefore justify the alterations in terms of LDP Policies Env 3 and Env 4 and NPF4 Policy 7c).

Character and Appearance of Conservation Area

The impact on the character, appearance and setting of Leith Conservation Area has been assessed in section b) above which concluded that the proposals would harm the character, appearance, and setting. However, due to the nature of the proposal, the public benefits outweigh any detrimental impacts to the character or appearance of the conservation area, as per LDP Policy Env 6 and NPF4 Policy 7d).

Archaeology

The City Archaeologist states that given the modern date of the 1950s and 1960s buildings that would be lost, the retention and restoration of the original Victorian School and unsuitability of these 50s/60s buildings for modern education, on archaeological grounds their loss would not be regarded as having an adverse archaeological impact. However, it is essential that a permanent record of these historic school buildings is undertaken prior to demolition.

In addition, the 1950s and 1960s buildings contain a number of important historic memorials including a war memorial to former staff and pupils who died in both WWI & WWII. These memorials must not only be recorded but also conserved and resighted within the new school given their cultural and historic significance. Accordingly, it is essential that a conservation mitigation strategy is submitted for approval detailing how these memorials will be safely taken down, stored, conserved, and placed back on public display within the new school.

Subject to these recommended controls, which could be secured by a condition on a grant of planning permission, the proposals comply with LDP policy Env 9 and NPF 4 policy 7o).

Design, Quality and Place

In sections a) and b) above, the proposals have been assessed against the impact that they will have on the listed building and its surroundings. It is considered that the proposed extension by virtue of its scale, massing, positioning, and form, does not preserve the character and appearance of the listed building or the character and appearance of the Victoria Park Conservation Area. Consequently, the proposal conflicts with LDP policies Des 1, Des 4 and Des 12.

NPF4 Policy 14b) supports development proposals that are consistent with the six qualities of successful places. The proposed development is in accordance with the principles of being a healthy and connected place and is sustainability and adaptability insofar as it allows for the long-term use of an existing Victorian building. However, given that it would not preserve the character and appearance of the listed building or the character and appearance of Victoria Park Conservation Area, it is not consistent with the principle of being pleasant or distinctive. Therefore, the proposal is not wholly in compliance with NPF4 policies 14a, 14b and 14c.

Notwithstanding, for the same reasons explained in sections a) and b) above, there are significant benefits resulting from the proposals that outweigh the adverse impact that they will have on the architectural and historic character and appearance of the listed building and the character and appearance of the conservation area and its setting and provides reasoned justification for granting planning permission for the proposed development.

LDP Policy Des 8 (Public Realm and Landscape Design) supports proposals where all external spaces, and features, including streets, footpaths, green spaces, and boundary treatments have been designed as an integral part of a scheme as whole.

A landscaping plan has been provided. It includes improved landscaping at public entrances to the school, outdoor spaces including playgrounds, dining space, learning space, growing spaces and informal sport and play. Also, a reduction in the area of the staff car park has facilitated enhanced landscaping within it. Furthermore, a comprehensive network of legible access and movement routes, incorporating both sloped and level pathways, are provided across the site and connecting to adjacent site, including Victoria Park. Overall, the landscape design is high quality. A condition has been added on landscaping implementation.

In summary, the proposed response to outdoor spaces and landscape design is acceptable and in compliance with Policy Des 8.

Residential Amenity

LDP Policy Des 5 seeks to ensure that the amenity of neighbouring residents is not adversely affected by development.

The development raises no significant privacy or overshadowing issues.

A noise impact assessment (NIA) has been provided in support of the application which considers the noise implications of proposed plant associated with the proposals on surrounding noise sensitive properties. It demonstrated that noise from the proposed plant would meet standards expected of the Council's Environmental Protection Section and no specific noise mitigation is required.

Air Quality

The site is not located within or in the vicinity of an Air Quality Management Area (AQMA) or a Low Emissions Zone (LEZ). The proposed development will have a negligible impact upon the local air quality during both the construction (road traffic) and operational phase, and the resultant effects are therefore not expected to be significant.

Site Contamination

Due to the historic, and current, use of the site, it has been deemed appropriate to add a condition relating to remediation of any potential contaminated land.

Flooding and Drainage

Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would:

- a) increase a flood risk or be at risk of flooding itself
- b) impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management
- c) be prejudicial to existing or planned flood defence systems.

A surface water management plan has been submitted with the application. It informs that the site currently is at little or no risk from fluvial, coastal, drainage networks or ground water flooding. However, it has been identified at medium risk from pluvial flooding (surface water flooding). This is concentrated to the south perimeter of the existing physical and swimming pool building. It is anticipated that this risk will be removed once the existing 1950s and 1960s buildings are removed, and post development site levels and surface water management strategy implemented.

It is intended to connect the site into the local combined sewer system. Proposed sustainable urban drainage (SUDs) includes attenuation within a network of raingardens, vegetated landscaped areas (similar to wetlands) and below ground storage (oversize pipework). The proposed SUDs scheme is considered an acceptable drainage solution on a brownfield site located in an urban environment.

The development will be required to go through a separate statutory regime in terms of connection to Scottish Water assets, including connecting to sewers.

Roads, Access, and Parking

A Transport Assessment (TA) has been submitted in support of the application. This has been assessed by transport officers and is considered an acceptable reflection of the estimated traffic generated by the development. Most of the trips to be generated by the development are by sustainable transport (walking, cycling and public transport).

The proposal would not result in a net increase in traffic.

Swept path analysis has been provided to demonstrate that service vehicles can access and manoeuvre within the site.

The proposal proposes to reduce the current car parking at the front / south of the school building from 43 spaces to 28 spaces (including 2 accessible and 3 EV charging bays). The reduction in parking will facilitate the creation of the proposed arrival plaza.

The site is within an established mixed-use neighbourhood that is well connected to public transport and with excellent access to walking and cycling networks and access to bus stops. The site location meets with sustainable transport requirements at both local and national policies relative to travel generating developments. Limiting vehicle activity within the site will help create a safe environment for pedestrians and cyclists. In these circumstances the proposal to reduce the number of car parking spaces is considered acceptable at this location.

LDP Policy Tra 3 (Private Cycle Parking) requires that cycle parking and storage within the development complies with Council guidance.

The proposed development provides a total of 150 cycle spaces servicing the proposed development comprising 120 spaces for pupils (based on 1 space per 10 pupils) 24 spaces for staff, and 6 visitor spaces. The cycle spaces are located within secure bike stores located within the playground and arrival plaza (i.e. "off-street). The number of proposed pupil cycle parking spaces falls short of the provision required by CEC's 'Edinburgh Street Design Guidance which is 138 secure cycle parking spaces for 1250 pupils. A planning condition can be added requiring the number of pupil cycle parking spaces to be increased to 138.

The Roads Authority has raised no concern in relation to road safety or cycle parking provision.

The parking provision on site is in line with the requirements set out within the Edinburgh Design Guidance, Policy Tra 2, Tra 3, and Tra 4 of the LDP and Policies 14 and 15 of NPF4.

Conclusion in relation to the Development Plan

For reasons explained above, the proposals would have a harmful impact on the listed buildings resulting from the extent of removals, and the consequent loss to the character and appearance of the conservation area. However, the significant public benefits, including benefits to the local community, improved accessibility for disabled people and those with limited mobility, and city-wide benefits of having a modern, energy-efficient extension to the school at this location, outweigh the impacts on the listed building and conservation area. For these reasons, there is justification for granting planning permission for the proposed development.

e) 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. The proposal improves access within the school for wheelchair users and others with limited mobility.

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

126 representations were received, including 122 letters of support, 2 objections and 2 neutral comments. A summary of the matters raised is provided below:

material considerations objection

- Impact on Trinity Primary and need for engagement with staff and parent council of that school.
- Aluminium window sashes are not appropriate replacements for existing in the Victorian building.
- Removal of the ground to first floor stair.
- Unjustified demolition of the post-war modernist buildings and consequent loss of buildings of architectural and historic significance.
- contractor vehicle parking congestion on neighbouring roads.
- Insufficient programme of public engagement events have taken place.

These are addressed in the sections of the main report, above.

material considerations support

- Provides safe, more direct route to the sports grounds from the school as exists presently.
- Sympathetic/sensitively designed.
- Better working environment for staff and pupils, supporting better learning environment.
- Existing facilities are in urgent need if upgrade.
- Existing poor facilities and amenities of the school has resulted in high turnover of teachers
- Current building has challenges, too small and not conducive of contemporary learning environment.
- Will benefit whole community and enhance the area.
- Current campus has reached the end of its functional life.
- Will address current challenged with the existing school.
- The proposed plans to create the social and learning "heart" as well as the improved outdoor spaces are commended.
- Needed to accommodate growing school roll.

non-material considerations

- Construction noise and disruption.
- Dust, pollution, and risk to health from emission of particulates from carcinogenic materials during the demolition and construction phases.
- Construction access routes not specified.
- Occupiers of a neighbouring property disposes of household waste in the school bins.
- All asbestos should be removed.
- Construction work should make allowances to minimise disruption to operation of and routes to Trinity Primary School.

Conclusion in relation to other matters considered.

These matters are addressed in the preceding paragraphs. There are no material considerations which outweigh the conclusion.

Overall conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in considering whether to grant planning permission for development which affects a listed building or its setting, special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this regard, 'preserving', in relation to a building, means preserving it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

The proposed removal of the 1950s and 1960s additions to facilitate the proposals, including the new extension, would have an impact on the character of the listed building overall. Due to its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed extension would reduce the significance of the listed building and harm its character and appearance.

Furthermore, in terms of its scale, positioning and appearance, the temporary decant teaching block would harm the setting of the Victorian school building and the Category C listed 1-4 (Inclusive Nos) Craighall Bank (LB43688) for the duration if it being on site. However, given that the decant teaching block would be on site for a temporary period, its impact on the setting of these listed building would not be significant. In that the proposal would harm the listed building, they would in turn, harm the character and appearance of the Victoria Park Conservation Area. Therefore, the proposals are not in accordance with LDP policies ENV 3, Env 4, Des 1, Des 4 and Des 12, NPF 4 policy 7c), NPF 4 policy 14a) and are not fully in compliance with NPF 4 policies 14b and 14c.

Notwithstanding, it is considered that there are significant community benefits resulting from the proposals which keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum, and also benefits from improved accessibility for disabled people and others with limited mobility. On balance, these benefits outweigh the reduction in significance of and harm to the listed building and Victoria Park Conservation Area and provide reasoned justification for granting planning permission for the proposed development.

The proposals will deliver a sustainable scheme that will contribute to climate mitigation and adaptation and the restoration and enhancement of biodiversity. The proposals are compatible with policy priorities that include sustainability in terms of transport and materials use, climate change mitigation and adaptation, and development on brownfield land.

There are no detrimental impacts on equalities or human rights.

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. Notwithstanding the details delineated on application drawings prior to the commencement of development, a phasing plan and phasing schedule shall be submitted to and approved in writing by the Planning Authority. The phasing schedule shall include the construction of each phase of development, the provision of open space, SUDS, landscaping, public realm, and transportation infrastructure including cycle parking. Development shall be carried out in accordance with the approved phasing unless agreed in writing with the Planning Authority.
3. Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out by the applicant to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to, and approved in writing by the Planning Authority.
 - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
4. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before above groundwork is commenced on site. A full-size sample panel(s) of no less than 1.5m x 1.5m of all facade components should be erected at a location agreed with the Planning Authority.

5. No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, public engagement, interpretation, analysis & reporting and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This shall also include the recording, storage, conservation and resighted on public display within the new school, of the war memorial to former staff and pupils who died in both WWI & WWII presently contained within the 1950's/60's blocks.
6. The approved soft landscaping scheme shall be fully implemented within the first planting season of the completion of the development. All planting carried out on site shall be maintained by the developer to the satisfaction of the Planning Authority for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme, as may be submitted to and approved in writing by the Planning Authority.
7. The approved drainage arrangement and SUDs provision shall be implemented prior to first occupation.
8. The number and position of proposed mechanical plant shall be as described in section B and figure 5 of the Sandy Brown Associates Noise Impact Assessment, and the noise levels from the proposed plant shall not exceed those outlined in appendix B of the Sandy Brown Associates Noise Impact Assessment (ref: 23201-R03-A, dated 18 September 2023). There shall be no variation therefrom unless with the prior written approval of the planning authority.
9. Prior to the first occupation of the new extension hereby approved and notwithstanding that delineated/specified on application drawings/documents, a minimum of 138 secure pupil cycle parking spaces shall be provided on site in accordance with details to be submitted for the prior inspection and approval of the planning authority.
10. Prior to commencement of development, details of Tree Protection Measures to be implemented to safeguard the trees on the site that are to be retained, and an Arboricultural Method Statement that includes, but is not limited to, details of any pruning works (detailing which trees, location & extent), root protection methods and specification for ground protection, shall be submitted for the prior inspection and written approval of the planning authority. The Tree Protection measures, and the methodology specified within the Arboricultural Method Statement so approved shall be carried out in full unless otherwise approved by the planning authority.

Reasons

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

2. To ensure that the development is implemented in a manner which mitigates the impact of the development process on existing land users and the future occupants of the development.
3. In order to protect the development's occupants and human health.
4. In order to enable the Planning Authority to consider this/these matter/s in detail.
5. In order to safeguard the interests of archaeological heritage.
6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. To ensure the required infrastructure is in place.
8. In the interests of safeguarding the amenity of neighbouring residential properties.
9. To ensure the adequate provision of cycle parking, in the interests of active travel.
10. In the interests of safeguarding trees that make a valuable contribution to the character and visual amenity of the area.

Informatives

It should be noted that:

1. Log piles for invertebrates, hedgehog holes/cut-outs within fencing and bird & bat boxes on the new buildings and retained trees, should be provided as recommended in the PEA Report under Biodiversity Enhancements.
2. Bird nesting boxes, bat boxes, swift boxes and bee posts/towers should be incorporated into the new extension and installed within the site.
3. The applicant should consider developing a Travel Plan including provision of a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 18 October 2023

Drawing Numbers/Scheme

001 - 119

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Adam Thomson, Planning Officer
E-mail: adam.thomson@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

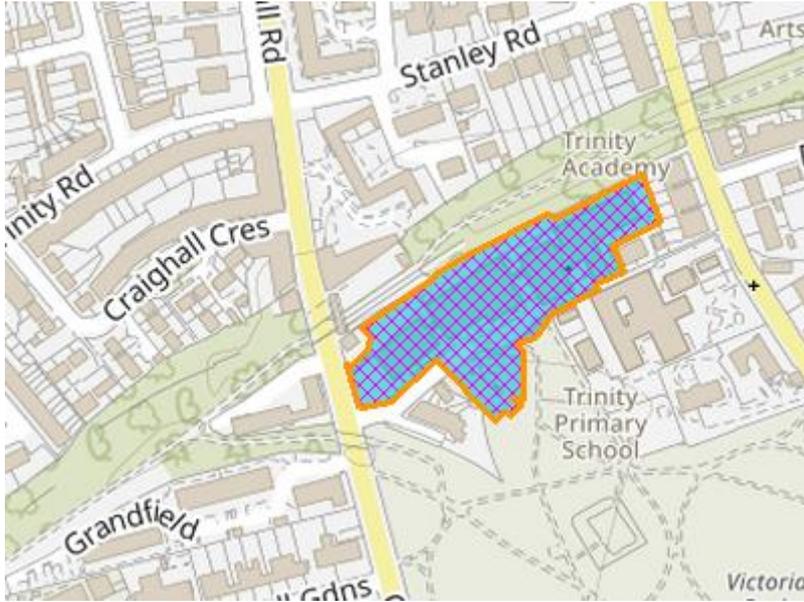
NAME: Environmental Protection
COMMENT: No objection. Conditions recommended.
DATE: 21 November 2023

NAME: Transport
COMMENT: No objections, subject to appropriate conditions and informatives.
DATE: 8 January 2024

NAME: Archaeology Services
COMMENT: No objection. Condition recommended.
DATE: 6 November 2023

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

Location Plan



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