

**Application by City of Edinburgh Council
05/02538/CEC**

at

349 Gorgie Road

Edinburgh

EH11 2RG

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/02538/CEC, submitted by City of Edinburgh Council. The application is for: **Proposed new build SEBD secondary school**

It is recommended that this application be **APPROVED**.

2 The Site and the Proposal

Site description

The application site is part of a larger site that has been occupied by two schools, Willowpark and St Nicholas. It is intended that both of these schools are replaced by the proposed school for social emotional behavioural difficulties (SEBD).

The site is bound to the west by commercial offices, to the south by modern social housing (Slateford Green) and to the east by Gorgie Park Road, on the opposite side of which is the car park of Somerfield supermarket. The main part of the site would be connected to Gorgie Road to the north by a walkway, which is currently used as the vehicular access. To the east of this thin strip of land is McDonalds restaurant and its car park, whilst to the west is a janitor's house and the remainder of the site that would be redeveloped at some future date.

The application site is situated at a lower level than Slateford Green social housing. It includes mature trees along parts of its southern and western boundaries.

Site history

18 March 1992

Planning permission was granted for an extension to the existing St Nicholas and Gorgie Special School (ref. 92/00103).

Description of the Proposal

Scheme 2

It is proposed to erect a SEBD Secondary School to meet the special needs of children, who would be drawn from a wide catchment area. The form of the school would be unique in that 'pods' would be created that include teaching spaces and a shared social area, which would enclose individual courtyards. The positioning of the buildings is intended to provide security and enclosure, and minimise the need for security fencing.

As a contrast to the form of the buildings, there would be a simple palette of materials. Smooth white render and light oak timber grain finish cladding would be the external materials. Boundaries would be enhanced by soft landscaping and additional trees would be planted.

A new vehicular access to the site would be created off Gorgie Park Road. Inside the site there would be five cycle stands, 19 car parking spaces and six drop off points. A pedestrian access with 'open' beta fencing would link the school site with Gorgie Road, which is intended to be used by staff of the school.

Scheme 1

As for scheme 2, but cycle stands were omitted, as was the signage at the intersection of the cycleway that runs to the east of the application site. The pedestrian route was narrower and had closed fencing.

Supporting Information

The application is accompanied by a Design Statement, a copy of which is available in the Group Rooms.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are;

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to take account of the following specific considerations:

- a) Whether the principle of the use is acceptable in this location
- b) Whether the scale and design of the proposals are acceptable
- c) Whether the proposal would adversely affect residential amenity or road safety.

a) School uses are established at this location and local plan policies support the provision of community facilities. The principle of the use is acceptable.

b) The design is contemporary in character. The articulation of the building and use of courtyard spaces breaks up the mass of the building. The use of a simple palette of materials creates a coherent structure. The scale of the building is in keeping with the surrounding domestic architecture. The use of landscaping will create an attractive environment for users of the development.

This represents an imaginative design which takes a functional use of space required for educational use and create an attractive development and environment for users.

The scale and design of the proposals are acceptable.

c) Slateford Green social housing is the nearest residential development to the application site. The change in ground levels and the existence of the walkway that runs between the two sites, in addition to the mature trees and proposed additional planting, would mitigate any visual or other impact of the development on the residential properties. The design of the school, through the use of buildings to create enclosure and security rather than a reliance on

high fences, improves the visual appearance of the development. Environmental Services do not object to the proposal, but suggest the inclusion of a condition regarding the level of illumination of lighting. The proposed development would not, therefore, have a detrimental impact on residential amenity.

The current access road off Gorgie Road to Willowpark and St Nicholas Schools has poor sight lines. The current proposal would close this route to vehicles, but maintain it as a pedestrian access to the site. The amendments to the design of this walkway were brought about by safety concerns and are now considered satisfactory. Signage and a crossing point would be provided at the main entrance to the site from Gorgie Park Road. Accordingly, there would be no road safety issues associated with the proposal.

It is recommended that the Committee approves this application. Whilst this is a Council development, as there have been no representations there is no requirement to refer it to Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
Ward affected	28 - Moat
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Existing Industrial/Business
Date registered	29 August 2005
Drawing numbers/ Scheme	01, 02, 04, 07 - 13 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Environmental Health

No objections subject to the following conditions:

1. *The floodlighting system shall be so controlled so there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.*

Transport 8 September 2005

Application to be continued.

For further discussions with applicant's agents with respect to:

- a) *Parking arrangements*
- b) *Cycle parking for staff*
- c) *Access arrangements at development entrance*
- d) *Drop off point reconfiguration*

The agent is considering the above points and will advise.

Transport 01.12.2005

No objections subject to the following condition being applied:

The applicant to make application for a Traffic Regulation Order to control parking at the school entrance off Gorgie Park Road and the pedestrian access off Gorgie Road. All at no cost to the Director of City Development.

Representations

The application was advertised on 9 September 2005.

No representations have been received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The South West Local Plan locates the application site within an Existing Industrial/Business area. The Draft West Edinburgh Local Plan locates the site within the Urban Area, an area in which the Plan supports a wide range of development proposals, unless other policies of the Plan indicate otherwise. In this location, Gorgie Road forms part of a local shopping centre and is identified as a principal tourist route.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy T5 requires development proposals to make specific provision for the needs of cyclists by ensuring easy access to the existing or proposed cycleway network and the provision of well designed cycle racks, where justified.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new buildings and enhance open spaces and boundaries. It should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy H16 Community Facilities, encourages improvements in the range and quality of community facilities where there is no detrimental impact to the existing area.

Policy T1 Impact of new development, expects that new development with the potential to generate a significant amount of personal travel should be in locations accessible by a range of modes of transport.

Policy T5 requires that developments should be laid out and designed to make the use of public transport as attractive as possible, by providing improved access to existing facilities and if necessary the development of new routes and services.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

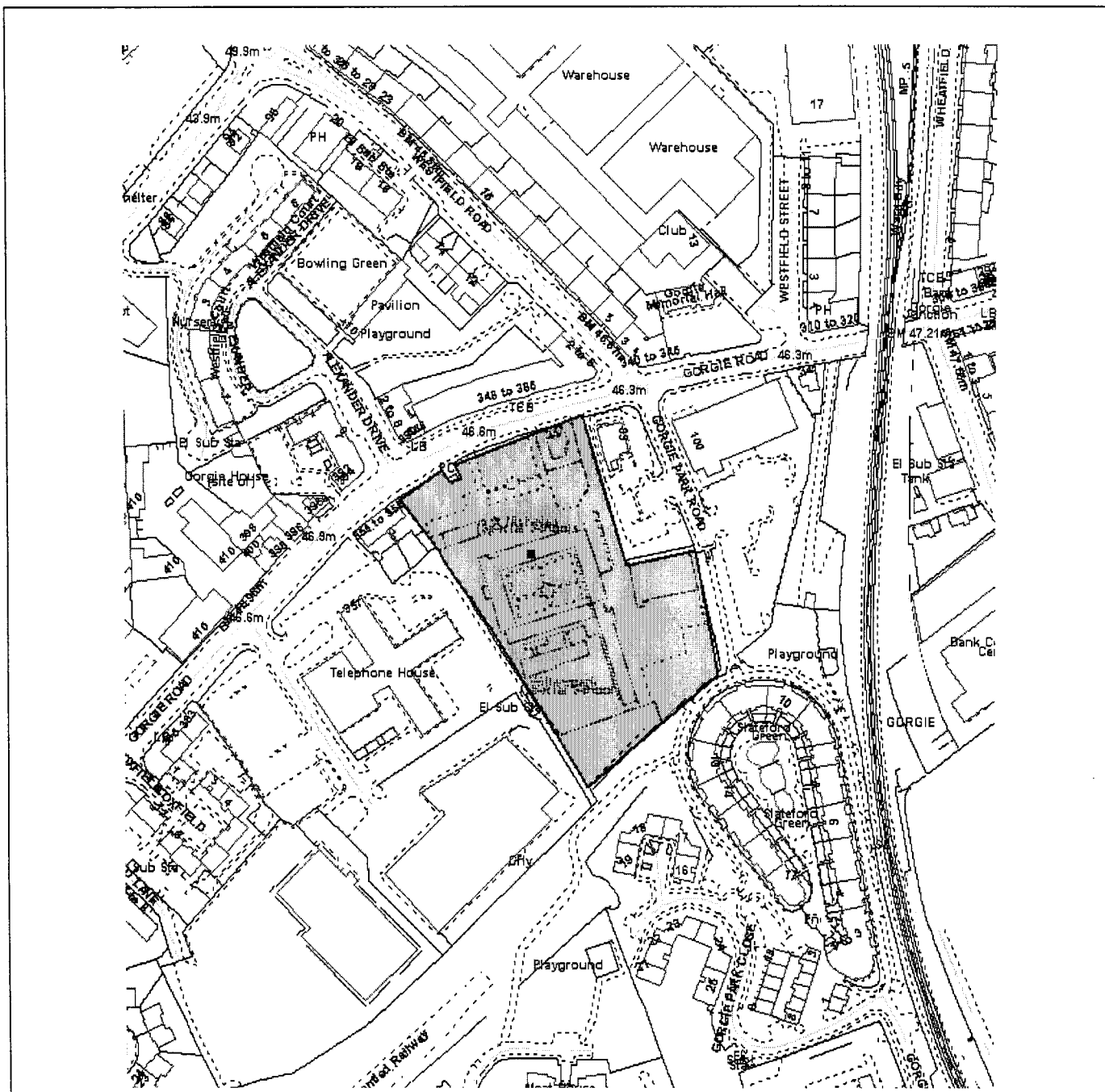
Recommendation

It is recommended that this application be **APPROVED**

INFORMATIVES

It should be noted that:

1. A detailed specification, including trade names where appropriate, of the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Strategy. Samples of materials may be required.
2. The floodlighting system shall be so controlled so that there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.
3. Details of plant and tree species shall be submitted to and approved in writing by the Head of Planning and Strategy before work is commenced on site.
4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
5. The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
6. The applicant shall apply for a Traffic Regulation Order to control parking at the school entrance off Gorgie Park Road and the pedestrian access off Gorgie Road at no cost to the Director of City Development.



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			