

# Development Management Sub Committee

Wednesday 11 September 2013

## REPORT ON FORTHCOMING APPLICATION by CCG and PARC CRAIGMILLAR LTD FOR REDEVELOPMENT OF NIDDRIE MILL PRIMARY SCHOOL, NIDDRIE MAINS ROAD EDINBURGH FOR 70 RESIDENTIAL UNITS

<b>Item number</b>	7.3
<b>Report number</b>	
<b>Background Papers</b>	1. Location Plan 2. Proposed Plan
<b>Wards</b>	A17 – Portobello/Craigmillar

**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Jackie McInnes, Planning Officer

E-mail: [jackie.mcinnnes@edinburgh.gov.uk](mailto:jackie.mcinnnes@edinburgh.gov.uk) | Tel: 0131 469 3731



# **REPORT ON FORTHCOMING APPLICATION by CCG and PARC CRAIGMILLAR LTD FOR REDEVELOPMENT OF NIDDRIE MILL PRIMARY SCHOOL, NIDDRIE MAINS ROAD EDINBURGH FOR 70 RESIDENTIAL UNITS**

## **Summary**

---

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major residential development at the former Niddrie Mill Primary School, Niddrie Mains Road.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 19 July 2013.

## **Recommendations**

---

**It is recommended that the Committee note the key issues at this stage and advise of any other issues.**

## **Financial impact**

---

This site is currently in council ownership. It will transfer to PARC per the terms of the Craigmillar joint venture agreement.

## **Equalities impact**

---

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

---

A sustainability statement will need to be submitted with the application.

## **Community consultation**

---

The Proposal of Application Notice (reference 13/02691/PAN) outlined a public event/drop in session to take place on week commencing 26 August 2013. An exhibition will be held in Craigmillar Library and posters/leaflets will also be distributed. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading / external references

---

- To view details of the application go to
- [Planning and Building Standards online services](#)

# **REPORT ON FORTHCOMING APPLICATION by CCG and PARC CRAIGMILLAR LTD FOR REDEVELOPMENT OF NIDDRIE MILL PRIMARY SCHOOL, NIDDRIE MAINS ROAD EDINBURGH FOR 70 RESIDENTIAL UNITS**

## **1. Background**

---

### **1.1 Purpose of the Report**

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development on land at the former Niddrie Mill Primary School, Niddrie Mains Road, Edinburgh.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

### **1.2 Site description**

The development site is the former Niddrie Mill Primary School site on the north side of Niddrie Mains Road, between The Hays and Niddrie Mill.

The Niddrie Burn forms the eastern boundary of the site, with Niddrie Mains Road forming the southern boundary, Hay Drive the western boundary and Niddrie Mains Drive the northern boundary. There is a community centre to the north west of the site and a children's play park. The surrounding area consists mainly of housing and the Jack Kane Centre is nearby.

The school building is currently empty and the site vacant.

### **1.3 Site History**

26 May 2010 – planning permission granted (minded to grant) subject to a legal agreement for the erection of 55 residential dwellings including the refurbishment of part of the existing school and associated parking and amenity space (reference: 08/03962/FUL).

## **2. Main report**

---

### **2.1 Description of the Proposal**

Detailed planning permission will be submitted for the redevelopment of the former Niddrie Mill Primary School site for the provision of 70 residential units. Of these, 13 will be terraced houses, 40 will be new build two-bedroom flats and 17 flats will be created where the school building is. The facade of the school building and its massing and shape will be retained.

It is also proposed that a building for Greendykes Young Peoples Centre will be constructed on the site between the existing school building and the Niddrie Burn. This proposal will be submitted in a separate planning application.

## **2.2 Key Issues**

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

**a) the development would be acceptable in principle having regard to the development plan;**

The Edinburgh City Local Plan was adopted in January 2010. Within that Plan the site is allocated within the urban area. The Niddrie Burn at this point is defined as being a Local Nature Conservation Site.

The Edinburgh Local Development Plan, Proposed Plan (LDP) (March 2013) also allocates the site as part of the urban area and the Niddrie Burn as a Local Nature Conservation Site.

**b) the design, scale, form and layout are acceptable within the character of the area; and the proposal complies with the Edinburgh Design Guidance.**

The current proposal is for a greater amount of residential units, 70 on a similar footprint to the previous scheme (08/3962/FUL), which is for 55 units. The buildings will be expected to be a high quality design using high quality materials and sit well within its context. Cycle parking/storage should be located within the buildings. The proposals must also respect the guidance in the recently updated Craigmillar Urban Design Framework. A Design Statement should be provided with the planning application.

**c) access arrangements are acceptable in terms of road safety and public transport accessibility;**

The proposals should have regards to transport policy which the Edinburgh City Local Plan and Designing Streets and take account of the LDP. Permeability through the site linking Niddrie Mains Road to Niddrie Mains Drive and Niddrie Mill Drive will be important. The existing entrance to the site will be used as the entrance to the redeveloped site and may require the repositioning of the existing pedestrian crossing. Transport information and a Stage 1 Quality Audit must be submitted with the planning application.

**d) there are any other environmental factors that require consideration;**

The applicant should request an EIA (Environmental Impact Assessment) scoping exercise.

**e) there are any other factors that require consideration;**

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the additional development and that there is sufficient infrastructure capacity. The trees and shrubs at the Niddrie Burn will require to be protected during and after redevelopment and this is important as it is a Local Nature Conservation Site. In order to support the application the following supporting information documents will be submitted:

- site investigation/contamination survey and remediation;
- drainage and flooding – including surface water management plan/SUDS; flood risk assessment;
- noise report – impact assessment including mitigation measures;
- sustainability statement;
- tree survey and strategy;
- landscape - management plan
- ecology report – including extended Phase 1 Habitat Survey.
- archaeology – programme of archaeological works; conservation plan for war memorial

These issues should be addressed in the forthcoming application as appropriate.

**f) the proposals will have an adverse impact on the amenity of neighbouring properties;**

The proposal is within an area of mainly residential use within the urban area. It should comply with the advice on amenity, such as the impact on daylighting and privacy on neighbouring properties, as set out in the Edinburgh Design Guidance.

**g) sustainability**

The development of the site will be required to meet current sustainability standards. The proposal must comply with the Edinburgh Standards for Sustainable Building. A (S1) Sustainability Assessment Form must be submitted with the application.

**2.3 Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new applications are received and consultees and the public have the opportunity to comment.

## **3. Recommendations**

---

- 3.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

**David R. Leslie**

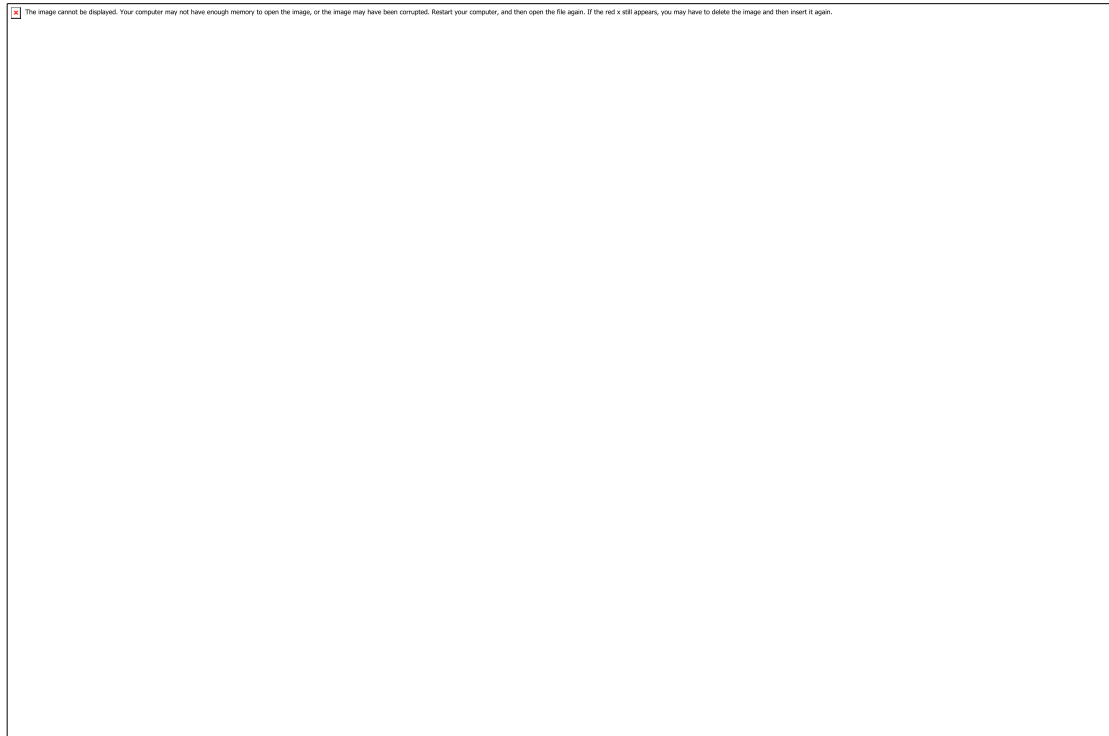
Acting Head of Planning and Building Standards



# Appendix 1

## Location Plan

---



## Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.

