

# Development Management Sub Committee

Wednesday 14 September 2016

## Application for Planning Permission 16/02594/FUL At Portobello High School, 10 Duddingston Road, Edinburgh Demolish existing school buildings and erect new primary school with associated works

Item number	4.1
Report number	
Wards	A14 - Craigentinny/Duddingston

### Summary

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The proposal is an acceptable use of this site and is of suitable quality in terms of scale, design and form, and choice of materials. The proposed site layout is acceptable, and there will be no adverse impact on archaeological remains or protected species. The proposal complies with the provisions of the Edinburgh City Local Plan and non-statutory guidance. There are no material considerations upon which to justify refusal.

### Links

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<a href="#">Policies and guidance for this application</a>	CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITE8, CITE12, CITE16, CITCO3, NSGD02,
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# Report

## **Application for Planning Permission 16/02594/FUL At Portobello High School, 10 Duddingston Road, Edinburgh Demolish existing school buildings and erect new primary school with associated works**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The application site is part of the existing Portobello High School site on the north side of Duddingston Road. The surrounding area is characterised by predominantly low rise, low density residential development.

#### **2.2 Site History**

There is no relevant planning history for this site.

### **Main report**

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#### **3.1 Description Of The Proposal**

The proposal is for the demolition of the existing Portobello High School building and the erection of a new primary school building with associated car parking, service space, landscaping, and playground.

The school building will be two storeys high and flat-roofed. The external materials will include facing brick, timber cladding, weatherboarding, and aluminium windows.

The area to the front of the building will be laid to a mix of soft landscaping and trees closest to Duddingston Road and hard playground surface in front of the building. Parking for cars and cycles will be to the east side, whilst the remainder of the site will be laid to soft landscaping and hard surface with various activity features.

The proposal relates to only a small part of the existing Portobello High School site.

#### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposed use is appropriate in the location;
- b) The development is acceptable in terms of external appearance;
- c) The layout is appropriate;
- d) The proposed development will have an adverse impact on residential amenity;
- e) Archaeological remains will be preserved;
- f) There will be an adverse impact on protected species;
- g) Any matters raised in representations have been addressed; and
- h) Equalities and human rights impacts have been addressed.

#### a) Is the proposed development appropriate in the location?

Edinburgh City Local Plan (ECLP) policy Com3 states that *"Planning permission will be granted for new school development on existing school sites and on other sites in the urban area which are:*

*the site is well located for the school's catchment area*

*the site is easily and safely accessible on foot, by cycle and public transport.*

*proposals are compatible with other policies in the plan".*

The existing school site is well located for the catchment area, and the site is easily accessible. Provided other plan policies are complied with, the proposal is acceptable in principle.

#### b) External appearance of the school

ECLP policy Des1 requires that new development should contribute towards a high quality environment, and that planning permission should not be granted for poor quality design. The building will measure 9.5 metres high and approximately 94m from west to east. Facing brick is proposed for the walls in general, with differently textured brickwork and precast panels providing visual interest. The windows will have a vertical emphasis on all elevations. The design, scale, form, materials and massing of the proposed school building are appropriate, having regard to the character of the environment.

The remainder of the existing school site will be developed as a park. Although no planning application has yet been made, pre-application advice has been given on the basis of ensuring connectivity between the park, the school site, and the surrounding streets. The proposal will not compromise the effective development of adjacent land, in compliance with ECLP policy Des2.

ECLP policy Des3 states that development will be permitted where it will have a positive impact on its setting. The demolition of the existing school building represents an opportunity to make an improved impact on the locality. Although the surrounding housing tends to be low-rise, it is read in the context of the school site being a dominant feature in the streetscape. The new school building will represent a contemporary building in a specific setting, set back from the road, which will have a positive impact on its setting.

ECLP Policy Des3 also requires that car parking, refuse and recycling facilities, cycle storage, plant and services have been sensitively integrated into the design. Car parking takes up a small portion of the site, while the servicing area will be positioned away from the road.

Therefore, the proposal will comply with the relevant provisions of ECLP policy Des3.

A condition will be added for submission of samples of the external materials prior to the commencement of development to ensure appropriate finishes.

#### c) Site Layout

The submitted landscape plan shows that the bulk of new tree planting will be along the south boundary, which will help to enforce the distinction between the school building and the main road, and along the west boundary, where it will help to buffer the neighbouring domestic gardens. The proposed use of planters, a mudpit, a sandpit, and willow tunnels and domes raises the question of long-term maintenance. As maintenance of the site is a matter for the council in its capacity as education authority, there is no planning reason to question the proposed landscaping in anything other than visual impact terms. A comprehensive and integrated approach to the layout of the site has been taken, having regard to the context of the proposed use, in compliance with ECLP policy Des4.

The site layout as proposed has taken account of the use of the playground and school building taken as a whole. The previous school building was sited towards the south-west corner of the site, with open space to the north in land which does not form part of this application. Positioning the new building a similar distance from the houses on Mountcastle Drive North and locating the pitch more centrally within the site will maintain a sense of continuity of the general form of the site layout without resulting in a loss of amenity for residents. This complies with ECLP policy Des5.

d) Amenity

The building and site layout are such that there will be no loss of daylight, sunlight, or privacy to neighbouring houses. The service area has been positioned as far from neighbouring houses as is reasonably practicable. The requirement of ECLP policy Des3 that the amenity of occupiers or neighbours will not be materially harmed by effects on privacy, daylight, sunlight or immediate outlook will be met.

e) Archaeological implications

The proposal will have no adverse archaeological implications, in accordance with ECLP policy Env8.

f) Protected species implications

The proposal will have no adverse impact on protected species, in accordance with ECLP policy Env16. Informatives are included to address specific eventualities.

g) Representations

Two representations have been received, objecting to the proposal.

**Material representations in objection**

*Objection to the proposed site layout.* It has been suggested that the pitch should be moved to the rear of the school building to create a better overall layout and to offer more security for the properties to the rear of the grounds. The site layout is addressed in part 3.3c).

*Public boundaries and relationship to plans for the new park to the north.* The relationship with the remainder of the school site is addressed in part 3.3b).

*Mature trees as a buffer along the west boundary.* The submitted 'Tree Constraints Plan' shows the proposed trees along the west boundary are to be maintained in situ.

*Roof Line and Equipment.* Concern has been expressed regarding the impact of ventilation equipment on residential amenity. This is addressed in part 3.3d).

*Habitats.* Impact on protected species is addressed in part 3.3f).

**Non-material representations in objection**

*Require strict controls of the demolition of the existing school and excavation and building of the new primary school.* Controls over the hours of building work, operational noise, etc arising as a result of work being carried out with the benefit of planning permission are not controllable through the planning system.

*Contaminated land.* The use of the site itself is not changing. The application is to erect a new school and facilities on an existing school site. Contaminated land is not a land-use planning issue in this context.

## h) Equalities and Human Rights

This application has no impact in terms of equalities and human rights.

### Conclusion

The proposal is an acceptable use of this site and is of suitable quality in terms of scale, design and form, and choice of materials. The proposed site layout is acceptable, and there will be no adverse impact on archaeological remains or protected species. The proposal complies with the provisions of the Edinburgh City Local Plan and non-statutory guidance. There are no material considerations upon which to justify refusal.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. 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 work is commenced on site; Note: samples of the materials may be required.
2. The approved landscaping scheme shall be fully implemented within six months of the submission of a Notice of Completion of Development.

#### **Reasons:-**

1. In order to enable the planning authority to consider this/these matter(s) in detail.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the site.

#### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. If the works do not commence prior to 30th January 2018 further surveys will be required in order to confirm that the situation regarding bats at the site has not changed in the interim period.
5. If bats are seen to be present at any time during activities, then stop the work immediately and seek advice from Echoes Ecology Ltd and/or Scottish Natural Heritage.
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.  
Further information is also available on the Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk).  
Property specific summary information on past, current and future coal mining activity can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

All financial implications of this Council project are matters for consideration by the Education, Children and Families Committee.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

Two representations have been received. The points raised are addressed in part 3.3 of the report.

### Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The application property is in the Urban Area designated in the Edinburgh City Local Plan. There are no special designations on the site.

### **Date registered**

31 May 2016

### **Drawing numbers/Scheme**

01 - 23,

Scheme 1

## **John Bury**

Head of Planning & Transport  
PLACE  
City of Edinburgh Council

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## **Links - Policies**

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### **Relevant Policies:**

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 16 (Species) sets out species protection requirements for new development.

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

# Appendix 1

## **Application for Planning Permission 16/02594/FUL At Portobello High School, 10 Duddingston Road, Edinburgh Demolish existing school buildings and erect new primary school with associated works**

### **Consultations**

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#### **City Archaeologist**

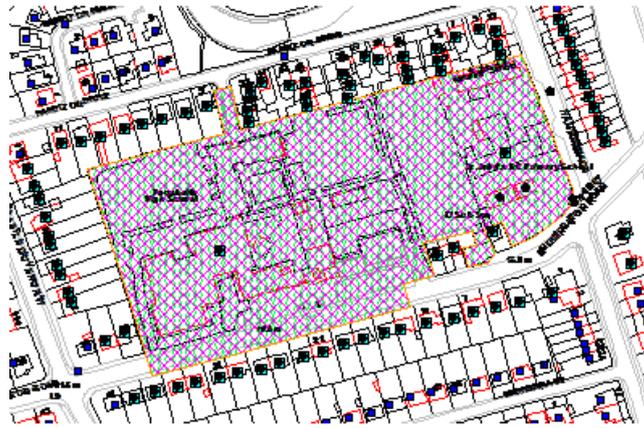
*Further to your consultation request I would like to make the following comments and recommendations concerning this application to demolish existing school buildings and erect new primary school.*

*Portobello High School is situated on the south-western historic limits for Portobello, established in the mid 18th century and which developed not only as an important Georgian and Victorian town but as a nationally significant centre for industrial pottery and ceramics. Both historic plans and the sites 1960's boreholes (see Appendix F of the accompanying ES) indicate that although on the edge of the area exploited by the Potteries for clay extraction no known clay pits occur across this site.*

*Given this and the significant impact caused by the 1960's school it is considered unlikely that any significant remains will have survived in situ. Accordingly I have concluded that there are no known archaeological implications regarding this development proposal.*

## Location Plan

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