

# Development Management Sub Committee

Wednesday 22 February 2017

## Application for Planning Permission 16/05385/FUL At Liberton Primary School, 229 Gilmerton Road, Edinburgh Erection of a two storey education building.

Item number	4.4
Report number	
Wards	A16 - Liberton/Gilmerton

### Summary

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The proposal complies with the development plan and non-statutory guidelines. The proposal is acceptable in principle, location, and of suitable quality in terms of design and materials. It will not have a significant adverse effect on trees or archaeological remains. The development has no detrimental impact on the amenity of neighbouring residents or road safety. With the imposition of appropriate conditions, regarding the material finish, archaeology works and landscaping, it represents an acceptable form of development. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the recommended conditions.

### Links

<a href="#">Policies and guidance for this application</a>	LDES01, LEN09, LEN12, NSG, NSGD02,
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# Report

## **Application for Planning Permission 16/05385/FUL At Liberton Primary School, 229 Gilmerton Road, Edinburgh Erection of a two storey education building.**

### **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 site lies within the grounds of the existing Liberton Primary School. The school is situated on the corner of Gilmerton Road (A722) and Glenallan Drive. The application site is at the north east of the main school building and the area to be developed is currently used as a hard surface sports pitch. There are also a number of trees in the area proposed for development. To the east of the site lies Inch Park which is designated open space. To the west is a house. To the north is a care home for the elderly and to the south is open space. The site is accessed by an existing vehicular access from Gilmerton Road. Pedestrian access is available at the south east of the site from Glenallan Drive and also from the east through Inch Park.

#### **2.2 Site History**

06 December 2013 - Planning permission granted for the erection of a single storey education building within the site boundary of Liberton Primary School (application reference 13/04458/FUL).

The development proposal results from a report to Education, Children and Families Committee on 9 October 2012, entitled: 'Primary School Estate Rising Rolls: Implications for 2013/14 Session', item No 8. A subsequent report to Education, Children and Families on 14 March 2014 "Primary School Estate Rising Rolls" Item 7.4 identified schools facing pressure and identified solutions.

### **Main report**

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

The application is for the erection of a two storey building set within the playground of the school. The new building will be located to the north of the existing school, close to the boundary with the residential care home, and is required to provide additional accommodation for rising school rolls.

The building is a standalone facility including four classrooms and additional ancillary accommodation. It has overall dimensions of 24.01 metres in length by 10.72 metres in depth and is 8.895 metres in height.

The building is to be clad in fibre-cement wall cladding panels with a panelised roofing system. These are to be hessian/mid-grey in colour for the base materials and roof, with green coloured accent panels and window reveals. It is also proposed to use aluminium framed double-glazed windows and integrated aluminium framed ventilation louvres.

Two trees are to be removed in order to facilitate the development proposal.

### Supporting Information

A Design and Access Statement and Tree Survey have been submitted in support of the proposals.

These documents can be viewed on Planning and Building Standards On-line Services.

### 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:

To address these determining issues, it needs to be considered whether:

- a) the proposal is acceptable in principle;
- b) the proposal is of suitable quality in terms of position, design and materials;
- c) the proposal has an adverse impact on trees;
- d) the proposal adversely affects significant archaeological remains;
- e) the proposal has a detrimental impact on neighbouring residential amenity;
- f) the proposal has a detrimental impact on road safety;

- g) the proposal will have any detrimental impact on equalities and human rights;  
and
- h) the representations have been addressed

#### a) Principle

The proposal involves the provision of further classroom accommodation within an existing well established school site.

The proposal is therefore acceptable in principle subject to compliance the relevant policies of Edinburgh Local Development Plan.

#### b) Positioning, Design and Materials

The new extension will be sited on a tarmac area to the rear of the school which is marked out as a play court but will not impact on any playing field or soft landscaping within the school site. This location also ensures that the new structure will not be highly conspicuous, as the existing buildings are primarily two storey in height. These buildings, the adjacent care home and a landscaping belt to the rear of the site will reduce the visual impact of the proposed classrooms. Also, the existing double-height of the existing main school building will partially conceal the new extension from public view.

The contemporary design of the proposed extension reflects the modern style of the existing school buildings, whilst being an interesting architectural addition. The majority of the buildings on site are two storey. The proposed two-storey height is in keeping with this character and the overall scale is appropriate in this location at the rear of the school.

The new extension will be constructed in high quality, durable materials and will use low-energy operating systems. The contrasting coloured panels at ground level will articulate the blank elevations which are required for functional reasons and the standing-seam zinc cladding with regularly placed windows at first floor level will lighten and punctuate this upper element.

A condition has been applied requiring details of the external materials, prior to the start of development, to ensure that the finishes are appropriate.

The proposal is therefore acceptable in terms of positioning, design and materials in accordance with Policy Des 12 of the Edinburgh Local Development Plan.

#### c) Trees

Two trees are to be removed to facilitate the proposed development. The remainder of trees on the site and the landscaping belt to the rear of the site are to be retained. Subject to mitigation measures this level of intervention is acceptable and a landscaping condition is recommended.

The proposed development is acceptable in terms of its impact on existing trees and is acceptable when considered with respect to Policy Env 12 of the Edinburgh Local Development Plan.

#### d) Archaeological Remains

The site lies within an area of archaeological potential. Accordingly, a condition has been applied requiring an archaeological investigation prior to works commencing.

This will ensure that the proposed development has no adverse effect on significant archaeological remains in accordance with Policy Env 9 of the Edinburgh Local Development Plan.

#### e) Residential Amenity

There are no residential properties in close proximity to the proposed development. The nearest residential development is the adjacent care home which is sufficiently distant from the proposed development and separated by an access road and parking.

The proposal will not therefore have a detrimental impact on the amenity of neighbouring residents.

#### f) Road Safety

The development will not generate any additional traffic so there are no issues in terms of road safety.

#### g) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights and no impact has been identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

#### h) Representations

No representations have been received.

#### Conclusion

The proposal complies with the development plan and non-statutory guidelines. The proposal is acceptable in principle and is of a suitable quality in terms of design and materials. It will have an acceptable effect on trees and any impacts on archaeological remains can be controlled by condition. The development has no detrimental impact on the amenity of neighbouring residents or road safety. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

As this application relates to the Council's Education portfolio, a Committee decision is required.

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

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

#### **Conditions:-**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Head of Planning and Building Standards. Those details shall be submitted within six weeks of the date of this consent and all works shall be carried out in accordance with that agreed schedule.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.

#### **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. The applicant should contact the local area Roads Manager, Alan Dunlop (tel. 0131 529 3719, email alan.dunlop@edinburgh.gov.uk), to discuss access for construction traffic particularly in view of the safety of school children both within and accessing the site.

### **Financial impact**

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

All financial aspects 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 is not subject to 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**

Following the neighbour notification no letters of objection have been received.

## **Background reading/external references**

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

## **Statutory Development**

### **Plan Provision**

The site lies within the Urban area, an area of Open Space and next to an Area of Importance for Flood Management of the adopted Local Development Plan.

### **Date registered**

2 November 2016

### **Drawing numbers/Scheme**

01-06,

Scheme 1

## **David R. Leslie**

Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Rachel Webster, Planning Officer  
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## **Links - Policies**

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### **Relevant Policies:**

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

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

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

### **Relevant Non-Statutory Guidelines**

**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 16/05385/FUL At Liberton Primary School, 229 Gilmerton Road, Edinburgh Erection of a two storey education building.**

### **Consultations**

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#### Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application to erect a two storey education building.

Liberton Primary school is constructed across the southern corner of the historic medieval estate surrounding Inch House, with the 14th century settlement of Neither Liberton located adjacent to the North. Although not in its original local the possible prehistoric standing stone The Cat Stane is located within the grounds to the adjacent Kings Inch School and indicates possible prehistoric settlement in and around this site.

Accordingly this site has been identified as occurring within an area of archaeological potential. This application must be considered therefore under terms the Historic Environment Scotland Heritage Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy ENV9 and Edinburgh LDP (as modified) 2016 Policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Ground-breaking works associated with construction of this new education building may disturb significant remains regarding the development of the Inch House Estate and associated medieval village of Neither Liberton along with possible evidence for prehistoric activity. Although affected by the development of the current school this application is nevertheless considered to a potential low-moderate archaeological impact.

Accordingly it is essential that a programme of archaeological work is undertaken prior to/during development in order to fully excavate, record and analysis any surviving archaeological remains. It is therefore recommended that the following condition be attached consent, if granted, to ensure that the programme of archaeological works is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Roads

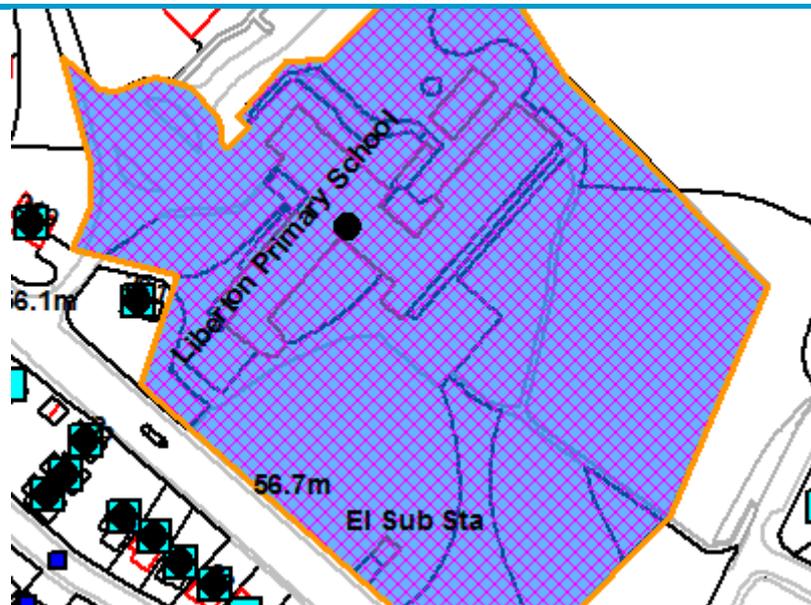
No objections to the application.

Environmental Protection

On the basis of the information submitted Environmental Protection has no adverse comment to make regarding this development.

## Location Plan

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