

Development Management Sub Committee

Wednesday 6 March 2019

Report for forthcoming application by

City Of Edinburgh Council. for Proposal of Application Notice

18/10431/PAN

At Redevelopment Site At, Niddrie Mains Road, Edinburgh Replacement Castlebrae High School - Erection of a three and four storey secondary school with associated hard & soft landscaping, 'town square', external sports provision and car-parking.

Item number	4.3
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the development of a three and four storey secondary school (replacement Castlebrae High School) with associated hard and soft landscaping, 'town square', external sports provision and car parking on land at Niddrie Mains Road, Edinburgh.

In accordance with the Town and Country Planning Act 1997, as amended, the applicants submitted a Proposal of Application Notice (18/10431/PAN) on 17 December 2018.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is located on the north side of Niddrie Mains Road, to the north and east of the East Neighbourhood Centre building. It is currently vacant, brownfield land populated informally by urban grassland and extends to approximately 4.53 hectares. The site covers two areas of land, a smaller plot to the north of Harewood Road (0.93ha), and a larger plot located between Peffer Place and Niddrie Mains Road (3.6ha).

The northern boundary of the site is formed in part by Peffer Place. Castlebrae Business Centre is located to the immediate north west of the site and forms the boundary along these edges. The remaining western site boundary meets an area of undeveloped brownfield land.

The eastern boundary of the site is formed by Harewood Road. Land to the east of Harewood Road is currently being developed as residential flats and housing with associated access and open space.

The southern boundary of the site abuts the East Neighbourhood Centre building and an area of public open space for which landscape improvements to form a town square were approved in December 2016. This consent has not been implemented.

2.2 Site History

Development site

24 September 2015: Planning permission granted for mixed use development including retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business + employment (class 4); residential institutions (class 8); residential (class 9); assembly + leisure (class 11); sui generis flatted development + other associated works including car parking, public realm, access arrangements + works in general at Niddrie Mains Road Edinburgh (application reference 14/03416/PPP). Varied by application 14/03416/VARY.

9 December 2016: Application approved to extend the public realm in front of the neighbourhood hub at Craigmillar Town Square connecting the two spaces through uniform materials and building on the existing design framework. The Town Square provides ample space for flexible use. As amended (application reference 16/02697/AMC).

Adjacent sites

24 October 2018: Planning application minded to grant (subject to legal agreement) for the development of 136 flatted dwellings across 5 no. blocks with associated landscaping, roads and car parking at 100 Niddrie Mains Road, Edinburgh (application reference 17/02744/FUL).

23 February 2018: Approval of matters specified in conditions for the development of 194 new residential units, comprising 128 flats and 66 terraced houses, along with associated roads, pedestrian paths, parking courtyards, amenity space and soft landscaping (matters listed in conditions one i (a), two, three (excluding (h)), four, five and six) (as amended) on land at Niddrie Mains Road, Edinburgh (application reference 17/03244/AMC). Varied by application 17/03244/VARY.

10 May 2018: Approval of matters specified in conditions for the design details for a surface water management plan and SUDs scheme (application reference 17/04998/AMC).

Main report

3.1 Description Of The Proposal

An application for planning permission will be submitted for the erection of a new secondary school to replace Castlebrae High School, with associated hard and soft landscaping, 'town square', external sports provision and car parking at land at Niddrie Mains Road, Edinburgh.

3.2 Key Issues

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

a) the principle of the development is acceptable in this location;

The site is currently brownfield in nature. The proposals for the site require to be assessed against the relevant policies of the LDP.

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

The application will be for full planning permission. A design and access statement will be required to accompany the application. The layout and design of the proposed development will be assessed against the requirements of the Edinburgh Design Guidance and the Craigmillar Urban Design Framework.

Early proposals were presented to the Edinburgh Urban Design Panel on 26 September 2018. The key considerations were:

- Ensuring the school is well integrated into the community;

- Considering the setting within the landscape context;
- Addressing existing demand for public routes through the site and forming linkages to the site;
- Neighbour amenity;
- Integrating phasing of future extensions into the scheme from the outset;
- Retaining historical features on site as part of the landscape design; and
- Sustainability of the development.

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

The proposal should have regard to the transport policy of the LDP and Designing Streets. Consideration should be given to prioritising pedestrian and cycle movement. Transport information will be required to support the application.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a unacceptable impact on the environment. In order to support the application the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport information;
- Archaeology Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- Air Quality Impact Assessment; and
- Sustainability Statement.

3.3 Assessment

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 application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 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

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 18/10431/PAN) outlined two public exhibitions to be held at:

- Castlebrae High School, Greendykes Road on 24 January 2019 (16:00 - 19:00).
- East Neighbourhood Centre, Niddrie Mains Road on 30 January 2019 (15:30 - 19:00).

The applicant has also undertaken the following measures:

- Consultation information on the City of Edinburgh Council's website;
- E-correspondence with local councillors, MSPs and MP;
- E-correspondence to key community groups in the local area;
- Posters displayed in the local area; and
- Social media to promote public events.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

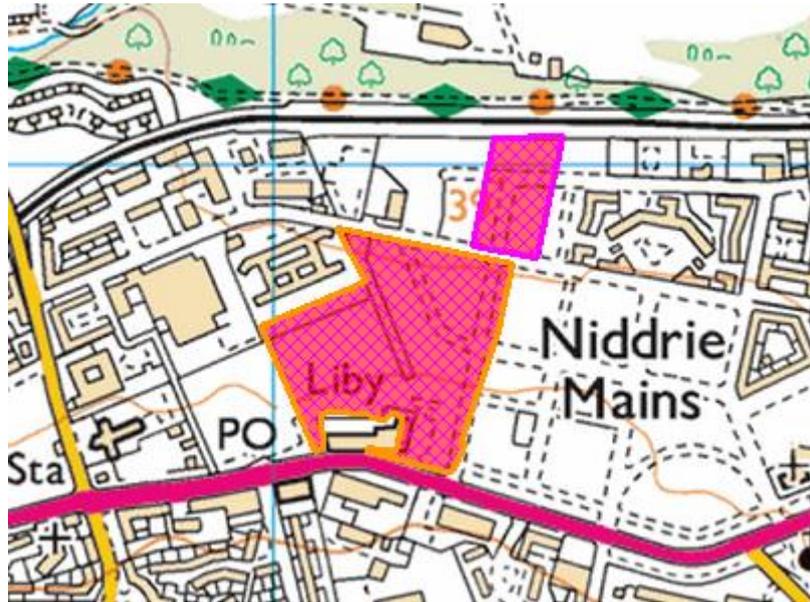
Background reading/external references

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

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Julie Ross, Planning Officer
E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468

Location Plan



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