

**REPORT TO:** Planning Committee

**MEETING DATE:** Wednesday 29 March 2017

**BY:** Depute Chief Executive (Partnerships and Community Services)

**SUBJECT:** Application for Planning Permission for Consideration

---

Application No. **16/01056/AMM**

Proposal Approval of matters specified in conditions of planning permission in principle 14/00903/PPM - Erection of school

Location **Land to South of Wallyford Farm Cottages  
Inchview Road  
Wallyford  
Musselburgh  
East Lothian  
EH21 8QL**

Applicant East Lothian Council

Per JMArchitects

**RECOMMENDATION** Consent Granted

#### **PLANNING ASSESSMENT**

Although this application is for the approval of matters specified in conditions of planning permission in principle 14/00903/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the floor area of the proposed school is greater than 5000 square metres. Accordingly the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

This application relates to some 6 hectares of agricultural land that is located to the south/southeast of the dispersed row of houses of Wallyford Farm Cottages, which are themselves located at the southern end of Inchview Road on the southeast edge of Wallyford. The site is an irregular shaped area of land, which slopes gently downwards from its northwest corner in a south/southeasterly direction. To the north are the houses of Wallyford Farm Cottages and further land of planning permission in principle

14/00903/PPM, to the east and south is further land of planning permission in principle 14/00903/PPM, and to the west are the residential properties of Oliphant Gardens and further land of planning permission in principle 14/00903/PPM. A public right of way is located outwith the site to the west and extends along some 340 metres of the west boundary of the site. Some 200 metres further to the south/southeast of the site is the A1 Trunk Road.

The application site is part of the designated area of Pinkie Battlefield. It is also part of a larger area that is identified by the Coal Authority as being potentially at risk from past mining related activity.

In November 2009 planning permission 09/00222/OUT was granted for outline planning permission (now known as planning permission in principle) for a proposed mixed use development incorporating residential uses, educational uses, library, retail, office units, restaurant, business units, general industrial units, storage and distribution units, trade counter units, residential institution, non-residential institution, hot food takeaways, playing fields, open space, allotments, drainage arrangements and all associated infrastructure, access, landscaping and site development, all on areas of land to the southwest, southeast, east and northeast of Wallyford and comprising some of the existing public road network of Wallyford.

Planning permission in principle (Ref: 12/00924/PPM) was subsequently sought for the renewal of planning permission in principle 09/00222/OUT for the proposed mixed use development incorporating residential uses; education uses; library; retail (class 1); office units (class 2); restaurant (class 3); business units (class 4); storage and distribution (class 6); trade counter units; residential institution - nursing home (class 8); non - residential institution - day centre (class 10); hot food takeaways; playing fields; open space; allotments; drainage arrangements and all associated infrastructural access; landscaping and site development works on land lying predominantly to the south and east of Wallyford but also including the Strawberry Corner garden centre; the entire length of Salters Road from the interchange with the A1 to the Wallyford Toll roundabout where traffic calming and environmental improvements are proposed; and Inchview Road where road realignment and alterations are proposed in association with the proposed development. On 1 April 2014 the Council resolved to approve the application subject to the required Section 75 Agreement and planning permission in principle 12/00924/PPM was duly granted with conditions on 14 November 2014 following the registration of that agreement.

Subsequent to this the applicant sought and was granted permission for the following variations to the conditions of planning permission in principle 12/00924/PPM:

- Variation of condition 2 of planning permission in principle 12/00924/PPM to allow for the development and occupation of residential units from both the western (A6094 - Salters Road) and northern (A199) ends of the site (Ref: 14/00913/PM);
- Variation of condition 5 of planning permission in principle 12/00924/PPM to allow for up to 90 units to be completed in Year 1, up to 150 units in Year 2, up to 150 units in Year 3 and up to 60 units in Year 8 (Ref: 14/00916/PM).

In September 2015 planning permission in principle 14/00903/PPM was granted for amendments to planning permission in principle 12/00924/PPM, including an increase in number of residential units from 1050 up to a maximum of 1450, the relocation and redesign of open space, the development for residential purposes of areas previously proposed as open space and the relocation and redesign of the proposed local centre.

The elements of the approved mixed use development include residential development, community buildings including a new school and community facilities, office units, a restaurant, business units, general industrial units, storage and distributions units, trade counter units, a residential institution, a non-residential institution, hot food takeaways, playing fields, open space, allotments, landscaping and associated infrastructure provision.

Condition 1 of planning permission in principle 14/00903/PPM requires that the development of the site should generally accord with the indicative masterplan docketed to this planning permission in principle (ref. 14/00903/PPM).

Condition 4 states that no more than 1450 residential units shall be erected on the site of planning permission in principle 14/00903/PPM.

In October 2015 planning permission 15/00136/AMM was granted for the approval of matters specified in conditions of planning permission in principle 14/00903/PPM for infrastructure associated with the development of the Wallyford site in the form of access, landscaping and site development works including distributor road and access junctions onto the A199 and A6094, footpaths/cycleways, suds basins, acoustic bunds and development platforms.

In July 2015 planning application 15/00537/PPM was submitted for planning permission in principle for residential development with associated educational and community facilities and open space on land to the southeast of Wallyford. The land of planning application 15/00537/PPM includes the southeast part of the land of planning permission in principle 14/00903/PPM, including the school site, the local centre, and an additional area of land to the east of the site of planning permission 14/009003/PPM and extending towards Dolphingstone. At the time of the reporting of this application (ref. 16/01056/AMM), application 15/00537/PPM remains undetermined however that application stands to be determined on its own merits.

Development of the larger Wallyford site has commenced.

The approval of matters specified in conditions of planning permission in principle 14/00903/PPM is now sought for the erection of a school campus on the land to the south of Wallyford Farm Cottages and thus on part of the larger site to which planning permission in principle 14/00903/PPM and the masterplan docketed to that permission apply.

The proposed school campus would comprise a new primary school, a nursery, a shared school and community library, a dining hall and multi-purpose hall for shared school and community use, associated playgrounds, playing fields, car parking and service access, cycle shelters, sprinkler housing, bin storage, boundary enclosures and play equipment. The proposed primary school would be erected on the eastern part of the site. The building would be complex in shape with recessed areas and enclosed courtyards however it would have an overall roughly rectangular plan form. The northern block of the proposed school would face towards a new distributor road that is approved to be constructed between the school site and the proposed local centre by the grants of planning permission in principle 14/00903/PPM and approval of matters specified in conditions 15/00136/AMM. Attached to the south side of the northern block of the proposed school would be three irregular shaped blocks that would project southwards. These blocks would be positioned perpendicular to the main northern block and would contain the classrooms. The main northern block of the proposed school would contain the main entrance, the nursery and the shared community areas, including the library, dining hall and indoor sports/multi-purpose hall. Towards the western end of the main

northern block would be the nursery and the school offices and ancillary rooms. A main corridor would be positioned to the south side of the northern block of the proposed school linking the different areas.

Most of the proposed school building would be two storeys in height, with parts of the western component of the northern block (containing the nursery and school offices) being single storey in height.

The architectural form of the school building would be characterised by a series of intersecting predominantly shallow mono-pitched roofs with parapet walls, and its external walls would be finished in a combination of brick, rain-screen fibre cement cladding and vertical timber cladding. The shallow mono-pitched roofs would be finished with a grey coloured single ply roofing membrane. Where there are small areas of flat roof to accommodate plant these sections of roof would be finished with a bitumen roofing membrane with a paved slab finish. Roof lights would be positioned on many of the mono-pitched roofs. The mono-pitched roofs of the centrally positioned perpendicular projecting component attached to the south side of the northern block of the school would be fitted with 12 rows of photovoltaic panels. Each row would comprise of 7 photovoltaic panels. The frames of the windows and doors of the building would be of powder coated aluminium construction coloured grey (RAL 7004).

The playground areas would be primarily located to the west, south and east sides of the proposed school. The playing fields would be located to the west and south of the school building. The sports pitches would be located on the west and south parts of the site. There would be tree planting on parts of the west, east/southeast and north boundaries of the site, within the enclosed courtyards and to the southern side of the school building.

Vehicular access to the school site would be taken from the new distributor road that is approved to be constructed to the east of the school site by the grants of planning permission in principle 14/00903/PPM and approval of matters specified in conditions 15/00136/AMM. A car park comprising of 56 parking spaces would be formed on the eastern part of the school site in a position to the southeast of the school building. Cycle parking facilities would be located to the north and south sides of the school and further to the south of the proposed car park.

Pedestrian access into the school site would be available via the proposed car park but would also be available from two further pedestrian gates of the east boundary of the school site, the main entrance of the north elevation of the school, a pedestrian gate in the west boundary of the site adjacent to proposed community sports pitches, which form part of the masterplan for the larger site approved by the grant of planning permission in principle 14/00903/PPM, and from the southern end of Inchview Road via a pedestrian gate located towards the northwest corner of the site.

The floor plan drawings for the proposed school identify areas to the west and south sides of the proposed building that could be used in the future to accommodate a school extension(s). These are for indicative purposes only and do not form part of the proposed development the subject of this planning application.

The application is supported by a Design and Access Statement.

Subsequent to the registration of this application, amended plans have been submitted showing changes to the proposed development. The changes include the provision of a different form of cycle storage and the repositioning of the cycle storage on the site, further details of the proposed landscaping of the site, and to identify an area for cycling proficiency training. These changes are shown on amended application drawings.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. The matter of the requirement for an Environmental Impact Assessment (EIA) was considered through the determination of the grant of planning permission in principle 14/00903/PPM, which includes the provision of a school on the site of the current application. An Environmental Statement considering landscape, transportation, air quality, noise and cultural heritage matters was submitted with planning permission in principle 14/00903/PPM. The proposal for the school has not changed significantly from the indicative details provided with planning permission in principle 14/00903/PPM and thus considered in the Environmental Statement submitted with that application. Therefore, there is no requirement for the proposed school development to be the subject of an EIA.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application is Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Proposals H7 (Land to the South East and South West of Wallyford: Housing and Mixed Use Development), ED6 (Wallyford Primary School) and R4 (Supermarket Opportunity - Wallyford Expansion) and Policies ENV1 (Residential Character and Amenity), DP1 (Landscape and Streetscape Character), DP2 (Design), T1 (Development Location and Accessibility), T2 (General Transport Impact), DP20 (Pedestrians and Cyclists), DP22 (Private Parking) and ENV7 (Scheduled Monuments and Archaeological Sites) of the adopted East Lothian Local Plan 2008.

Also material to the determination of the application is the approved development framework for Wallyford. The framework sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

No public representations to the application have been received.

Wallyford Community Council, a consultee to the application, does not object to the proposals. They do however suggest that the sports pitches for soccer and the play areas within the school grounds should have all-weather surfacing rather than grass, and that a cycling proficiency area should be identified in order to encourage cycling and to allow children to learn these skills in a safe environment. This recommendation has been passed onto the applicant's agent for their consideration however the current proposals have not been amended to include all-weather surfaces for the sport pitches or playing fields of the proposed school campus.

As is required by Local Plan Policy DP4 a design statement has been submitted with the application. In that statement it is explained that the proposed school campus would provide a modern learning environments and associated community facilities for the residents of Wallyford and the surrounding area. The proposed school building is designed to be as robust and maintenance free as possible and to promote energy

efficiency. The statement further explains that the proposed school building has been designed to be viewed from all sides and to have an active frontage to the distributor road to the north of the site. The statement goes on to explain that the school building can be broken down into three cluster blocks and the nursery block (Admin/Community/Sports, the three teaching blocks and a 'internal street' running between these areas to connect the different clusters). The statement goes on to explain that the school would provide a modern learning environment with 'breakout' spaces. It is further explained that the vehicular access and parking areas have been kept segregated from the school playgrounds and playing fields. The statement further explains that the use of brick as the primary external finish of the school building would reflect the brickworks that was once associated with Wallyford Village, and that there still remain within the village, buildings and boundary enclosures that have a brick finish.

The application site forms part of a larger area of land covered by Proposals H7, ED6 and R4 of the Local Plan, which is promoted for development for a combination of housing and mixed uses, a supermarket and a new primary school. Thus, the principle of the development of the application site for a new primary school accords with Proposal ED6 (Wallyford Primary School) of the adopted East Lothian Local Plan 2008. Furthermore, the proposed school development would not prejudice the housing and mixed uses and supermarket development otherwise promoted by Local Plan Proposals H7 and R4.

Moreover, by the grant of planning permission in principle 14/00903/PPM, approval has also been given for the principle of the erection of a new primary school on part of the land of that site, which identifies the current application site as being the proposed site for the new primary school.

There can therefore be no objection in principle to the erection of a new primary school on the application site.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the siting, design and external appearance of the development and the landscaping of and means of access to the site. In this regard the detailed proposals have to be considered against relevant development plan policy, the approved development framework for Wallyford and the docketed masterplan and conditions attached to planning permission in principle 14/00903/PPM.

The majority of the school building would be some two storeys in height, with a roof height of some 8.8 metres above ground level. The indoor sports/multi-purpose hall and small parts of the roof relating to plant and roof access would be somewhat higher with a maximum roof height of some 10 metres above ground level. With the exception of the indoor sports/multi-purpose hall, the higher parts of the roof of the proposed school comprise only small areas of the building which would be set back from the roadside elevations of the proposed school building.

The proposed school building would be positioned on the eastern part of the site with the northern part of its western playing field positioned between it and the existing residential properties of Wallyford Farm Cottages, Inchview Road and Oliphant Gardens. In such position, occupying as it would a prominent site adjacent to the new local centre of the indicative masterplan layout, the proposed school building would be readily visible in public views from the southern end of Inchview Road, from Wallyford Farm Cottages and from the new distributor roads that would be to the north and east of the site, occupying as it would a prominent site adjacent to the new local centre of the indicative masterplan layout. The proposed school building would present its main entrance elevation to the distributor road to the north of the site.

Due to its footprint size and its proposed height, the proposed school would be a large building with a noticeable physical presence. However, in its position set back away from the two storey and single storey houses, respectively, of Oliphant Gardens, Inchview Road and Wallyford Farm Cottages, and alongside the proposed local centre and high/medium density housing indicatively shown to be positioned to the north, east and southeast of it in the masterplan of planning permission in principle 14/00903/PPM, the proposed school would be of an acceptable scale and massing for its landscape setting. Due to its height and its positioning relative to neighbouring residential properties the proposed school would not appear harmfully overbearing or dominant when viewed from those neighbouring residential properties.

In such circumstances and by virtue of its height, size, scale, massing and positioning, the proposed school building would sit comfortably in its positional relationship with neighbouring buildings and roads. It would not appear harmfully dominant, intrusive or incongruous within its setting. It would sit comfortably alongside the neighbouring buildings in the locality and would not have a harmfully overbearing affect on those neighbouring properties.

The proposed school building would be of a modern contemporary architectural style and would be of a distinctive architectural form and appearance reflective of its functional purpose as a school and community building at the heart of the new local centre for Wallyford. It would be confident in its design and would have a distinct physical presence within the streetscape appropriate to a school and community building.

Its palette of external finishes of brick, rain-screen fibre cement cladding and timber cladding for its external walls, single ply roofing membrane for its roofs and aluminium framed windows and doors would be appropriate to its modern architectural style and its functional use as a school and civic building, and would be reflective of the historic links of Wallyford to brick production. Samples of the external materials for the school building were submitted with the application and these are all considered acceptable.

By virtue of its size, height and its contemporary architectural design and appearance, the proposed school building would have a distinct physical presence within the streetscape and would be appropriate to its location. It would add, in a complementary way, to the variety of architectural form and design of this part of Wallyford and to the architectural form and design of the indicative details for the new local centre for Wallyford approved by the grant of planning permission in principle 14/00903/PPM. Consequently the proposed building, by virtue of its architectural form, design and external finishes would not look out of place in the streetscene. It would not appear harmfully incongruous, exposed or an over development of the land upon which it would be built. By its positioning, design, architectural form and finishing materials the proposed school building would not be harmful to the character and appearance of the area.

Seen as they would be in their immediate relationship with the proposed school building, the proposed playgrounds, playing fields, associated hardstanding, cycle shelters, sprinkler housing, boundary fencing and walls, and landscaping would not be inappropriate development for a school campus. They would not together with the school building appear harmfully incongruous, exposed or an over development of the land upon which they would be built. They would not be harmful to the character and appearance of the area.

The proposed school, and its playgrounds, playing fields, associated hardstanding, cycle shelters, sprinkler housing, boundary enclosures and landscaping would harmoniously

integrate with the existing housing development to the northwest and north and would accord with the details of the masterplan of planning permission in principle 14/00903/PPM.

The positioning of the proposed school building and of the other components of the development would not prejudice the form of development of the remainder of the development approved in principle by the grant of planning permission in principle 14/00903/PPM.

The application site forms part of the larger area of the designated site of Pinkie Battlefield and as such Historic Environment Scotland have been consulted on the application. Historic Environment Scotland has no comment to make on the proposed development. In the context of the existing built form of Wallyford and the development principles approved by the grant of planning permission 14/00903/PPM, the proposed school and its playgrounds, playing fields, associated hardstanding, cycle shelters, sprinkler housing, boundary enclosures and landscaping would not have a detrimental impact on the designated area of Pinkie Battlefield.

The Council's Archaeology Officer advises that the area has been heavily disturbed by mining related activity in the past, was evaluated archaeologically in 2008 as part of proposals for the Goosebay area and the extent of the site of planning permission in principle 14/00903/PPM have been investigated under the requirements of condition 25 of that permission. Thus, the Council's Archaeology Officer is satisfied that no further archaeological works are required and has to comment to make on the application.

The new school building would be positioned on the site such that its windows would be more than 9 metres away from the garden of any existing residential properties to the northwest and also more than 18 metres away from the windows of those houses. The proposed school building would also be positioned on the site such that its windows should not be within 9 metres or 18 metres, respectively, of the garden or windows of any proposed residential property of the residential areas shown on the indicative masterplan layout of planning permission in principle 14/00903/PPM, which would be located to the north, northeast and east of the school campus. Such separation distances meet the Council's standard of acceptable privacy distances respectively between facing windows and private amenity space and between facing windows in neighbouring properties.

By its positioning, height, orientation and distance away from nearby housing, the proposed school and its associated cycle shelters, refuse storage and sprinkler housing would not give rise to harmful loss of daylight or overshadowing of neighbouring properties. The proposed school and its associated structures, by virtue of their size, height, layout, design and orientation, would have no significant harmful impact on the privacy or residential amenity of the occupants of adjoining residential properties.

There would be a mix of hard and soft landscaping throughout the proposed school grounds, the details of which can be controlled by a condition imposed on the approval of matters specified in conditions for the proposed school development. On this matter, particular landscape advice of the Council's Policy and Projects Team is that: (i) details of how the sandpits would be accessed from the playground should be provided; (ii) details of the access to play areas 'C' and 'D' from the playground should be provided; (iii) details for the planting of the orchard and arboretum (areas 'E' and 'F') should be provided; (iv) a cycle training course should be marked out on the playground; (v) details of the appearance of boundary fencing should be provided; (vi) specification for the boundary railings to the internal courtyards should be provided; (vii) additional tree planting and mounding should be considered to the west and east sides of the site and throughout the site; and (viii) additional tree and hedge planting and possibly



walls/railings should be considered at the northwest entrance to the school site from Inchview Road/Wallyford Farm Cottages. The application drawings show that a cycle training course would be marked out on the playground. The submission of the detailed scheme of landscaping and thereafter its implementation, and the requirement for details of the boundary enclosures to be submitted can be secured by conditions imposed on the approval of matters specified in conditions for the proposed school development.

The Council's Environmental Health Manager advises that there is the potential for noise from plant and equipment used in association with the proposed school to result in harm to the amenity of neighbouring residential properties. In order to mitigate for any such potential noise nuisance the Environmental Health Manager recommends that noise associated with the operation of any plant and/or equipment should not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 2300 - 0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700 - 2300 within any neighbouring residential property with all measurements to be made with windows open at least 50mm. This matter can be controlled by a condition imposed on the approval of matters specified in conditions for the proposed school development. The imposition of such a condition would ensure that the proposed school building would not give rise to an unacceptable level of noise.

The Council's Environmental Health Manager further comments that the community pitches are located outwith the school site and thus their previous recommendations in respect of planning application 15/00537/PPM requiring acoustic screening along the west and south sides of those pitches would not be relevant to this application. The Environmental Health Manager advises that no such acoustic screening would be required for the proposed 7-aside pitches shown to be on the proposed school site.

On all of these considerations of layout, design, landscaping and amenity the proposed development is consistent with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan) and Policies DP1, DP2 and ENV7 of the adopted East Lothian Local Plan 2008.

The Council's Road Services raise no objection to the submitted details, being generally satisfied with the proposed means of pedestrian and vehicular access, the number and location of parking spaces proposed and the cycle storage facilities. They do however make recommendations:

(i) prior to the commencement of use of the school a Green Travel Plan (GTP) shall be submitted and approved by the Planning Authority in consultation with Road Services. The Green Travel Plan (GTP) shall have particular regard to provision for walking, cycling and public transport access to and within the site, and will identify the measures to be provided, the system of management, monitoring, review, reporting and duration of the plan;

(ii) prior to the commencement of development a Construction Method Statement to minimise the impact of construction activity on the public road network shall be submitted to and approved by the Planning Authority and thereafter the Construction Method Statement shall be implemented in accordance with the approved details. The Construction Method Statement shall recommend mitigation measures to control construction traffic (including routes to and from the site) and shall include hours of construction work;

(iii) wheel washing facilities must be provided and maintained in working order during the period of operation of the site. All vehicles accessing and exiting the site must use the wheel washing facilities to prevent deleterious materials being carried on to the

Distributor Road on vehicle tyres.

All of these requirements can reasonably be made conditions of the approval of matters specified in conditions for the proposed school development.

On these foregoing transportation and other access considerations the proposed school development is consistent with Policies T1, T2, DP20 and DP22 of the adopted East Lothian Local Plan 2008.

The Council's Access Officer is satisfied that the core path and public right of way (from Wallyford Farm to the A1 Footbridge) that passes to the west of the site would not be within the application site for the proposed school, and that a pedestrian access would be provided in the west boundary of the site, which would allow access from the core path and public right of way. The Access Officer advises that the core path and public right of way should be kept open and free from obstruction during construction work. This information has been passed to the applicant's agent.

The Council's Waste Services Manager advises that he is satisfied that the waste storage and servicing points would be segregated from the pupil areas of the proposed school campus and that access for refuse vehicles can be easily accommodated on the site. Thus, the Waste Services Manager raises no objection to the proposed development.

The proposed playing fields are large enough to accommodate three 'soccer sevens' pitches. A basketball court and a cycle proficiency training area would also be accommodated on the playgrounds. The proposed development does not include the provision of synthetic surfaced pitches within the school campus and there is no planning policy requirement that the pitches should be synthetically surfaced.

SportScotland have been consulted on the application and raise no objection to the proposed development.

The Council's Sport, Countryside and Leisure Services have also been consulted on the proposals and advise that they are satisfied with the proposed education campus layout.

The matter of site drainage was considered through the determination of previous application 14/00903/PPM. The Indicative masterplan docketed to planning permission in principle 14/00903/PPM indicates how in principle three sustainable urban drainage scheme (SUDS) detention basins could be formed within the site to attenuate the flow of surface water run-off. Condition 27 of planning permission in principle 14/00903/PPM states that a SUDS scheme should be submitted for the written approval of the Planning Authority, in consultation with the Scottish Environment Protection Agency. The position of the three SUDS detention basins has already been approved by approval of matters 15/00136/AMM. A SUDS scheme has been submitted to the Planning Authority, and this has been forwarded onto SEPA and the Council's Structures, Flooding and Street Lighting Team Manager for consultation. At the time of preparing this report, the details of SUDS provision is still the subject of discussions between the applicant, SEPA and the Council's Structures, Flooding and Street Lighting Team Manager. Notwithstanding this, SEPA raise no objection to the proposed school campus development.

The Council's Structures, Flooding and Street Lighting Team Manager notes the Scottish Environment Protection Agency (SEPA) raises no objection to the proposed development and comments that the requirement for the provision of SUDS for the larger site of planning permission in principle 14/00903/PPM, and thus also for the site of the school, is covered by condition 27 of planning permission in principle 14/00903/PPM.

The Council's Structures, Flooding and Street Lighting Team Manager advises that he raises no objection to the proposals.

Scottish Water raise no objection to the application.

The application site forms part of a larger area that is identified by the Coal Authority as being potentially at risk from past mining related activity, and as such the Coal Authority have been consulted on the application. The Coal Authority raises no objection to the proposed development. However, they request that, in the interests of public safety and in the event that matters relating to coal mining legacy were not addressed at the planning permission in principle stage, an Informative Note regarding development within coalfield areas be issued with a grant of planning permission.

## RECOMMENDATION

That approval of matters specified in conditions for the proposed school development be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 A Construction Method Statement designed to minimise the impact of the movements of construction traffic to and from the application site shall be submitted to and approved by the Planning Authority prior to the commencement of development on the site. The Construction Method Statement shall include hours of construction work and any recommended mitigation measures for the control of construction traffic, which shall, as may be applicable, be implemented prior to the commencement of development and during the period of development works being carried out on the application site.

Reason:

To minimise the impact of construction traffic in the interests of road and pedestrian safety in the locality and relative to school generated vehicle and pedestrian movements.

- 3 Prior to the commencement of use of the school hereby approved, a Green Travel Plan (GTP) shall be submitted to and approved in writing by the Planning Authority in consultation with Road Services. The Green Travel Plan (GTP) shall have particular regard to provision for walking, cycling and public transport access to and within the site, and will identify the measures to be provided, the system of management, monitoring, review, reporting and duration of the plan.

Reason:

In the interests of road safety.

- 4 No work shall be carried out on the site unless and until an effective vehicle wheel washing facility

has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interests of road safety.

- 5 Prior to the commencement of development on the site a scheme of landscaping for the site shall be submitted to and approved in writing by the Planning Authority. The landscaping scheme shall provide details of: the height and slopes of any mounding on or re-contouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme of landscaping shall include, but not exclusively, the planting of trees along the southwest, north and east boundaries of the site.

All planting, seeding or turfing comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season (October - March) following the school building being brought into use or the completion of the development hereby approved, whichever is the sooner.

Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 10 years shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

To ensure the implementation of landscaping in the interests of the character, appearance and amenity of the area.

- 6 Prior to the commencement of use of any part of the school hereby approved the vehicular access, including its associated visibility splays, car park, turning area, and parking spaces, and the bus drop-off zone and accessible parking on the site to the north to the south side of the distributor road, shall be laid out and constructed as shown in docketed drawing nos. 6003-JMA-00-ZZ-PL-A-0002 Rev A and ED11838-WPS-WA-DR-CS-9100 Rev A, and thereafter the vehicular access, car park, turning area, parking spaces, including the accessible parking spaces and bus drop-off zone shall be retained for such uses.

Reason:

To ensure provision of a safe access and adequate parking and turning in the interests of road safety.

- 7 Details of the photovoltaic panels to be installed on the roof of the school hereby approved shall be submitted to and approved in advance in writing by the Planning Authority prior to their installation in the development hereby approved, and thereafter the photovoltaic panels installed shall accord with the details so approved.

Reason:

In the interests of safeguarding the character and appearance of the area.

- 8 Details of any fences or boundary enclosures, including the boundaries of the courtyard areas, of the school site hereby approved shall be submitted to and approved in advance in writing by the Planning Authority prior to their installation in the development hereby approved, and thereafter the fences and boundary enclosures erected shall accord with the details so approved.

Reason:

In the interests of safeguarding the character and appearance of the area.

- 9 Noise associated with the operation of any plant and/or equipment associated with the operation of the building hereby approved shall not exceed Noise Rating Curve NR20 at any octave band frequency between the hours of 2300 and 0700 and Noise Rating Curve NR25 at any octave band frequency between the hours of 0700 and 2300 within any neighbouring residential property, assuming windows open at least 50mm.

Reason:

In the interests of protecting the amenity of neighbouring residential properties.

**Letters From**

There were no representations received on this application.