

**REPORT TO:** Planning Committee  
**MEETING DATE:** Tuesday 1 June 2021  
**BY:** Executive Director for Place  
**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **21/00070/PM**  
Proposal Erection of learning campus and associated works  
Location **Site West Of Masons Way  
Wallyford  
East Lothian**  
Applicant East Lothian Council  
Per JM Architects

**RECOMMENDATION** Consent Granted

## **REPORT ON HANDLING**

### **PROPOSAL**

As the area of the application site is greater than 2 hectares and also as the proposed gross floor space of the building exceeds 5,000 square metres, the development proposed in this application is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development and thus it cannot be decided through the Council's Scheme of Delegation. The application is therefore brought before the Planning Committee for a decision.

As a statutory requirement for major development proposals this development proposal was the subject of a Proposal of Application Notice (Ref: 20/00004/PAN) and thus of community consultation prior to this application for planning permission being made to the Council. Community consultation was undertaken in accordance with the Scottish Government's temporary requirements on pre-application consultations for public events during the coronavirus (covid-19) emergency.

As an outcome of that and as a statutory requirement for dealing with major development type applications a Pre-application Consultation Report is submitted with this application. The Report informs that the consultation process included online public consultation 'drop-in' sessions which included scheduled presentations with members of the applicant's project

team available throughout to describe the proposals and to answer questions; online consultation with Wallyford Community Council; online consultation with Wallyford Primary School Parent Council and online consultation with Pinkie Primary School Parent Council. The Report advises that following each presentation there was an opportunity for participants to ask questions about the development and attendees were also informed that they could make comments following the exhibition by emailing the project dedicated email address. The Report informs that feedback was collated from the various consultations and the main issues raised by those consulted included on site parking provision and drop off zones, safe routes to school, toilet and changing cubicle provision, open plan teaching areas, queries whether or not a swimming pool was to be provided and comments relating to how pupils and community groups could get involved during the construction process. The development for which planning permission is now sought is of the same character as that which was the subject of the community engagement undertaken through the statutory pre-application consultation of the proposal.

The application site is an area of some 5.8 hectares of land which was last used for agricultural purposes, situated within the wider Wallyford expansion area which is allocated by Proposals (PROP) MH9 and MH10 of the adopted East Lothian Local Development Plan 2018 (ELLDP) for mixed use development.

On 30 November 2009 planning permission in principle (Ref: 09/00222/OUT) was granted for a mixed use development on some 86 hectares of predominantly agricultural land to the east, south and southwest of Wallyford. The site included Wallyford Community Woodland, the public roads of Salters Road and Inchview Road, and land to the south of Fa'side Avenue South, to the south of the existing village.

Planning permission in principle (Ref: 12/00924/PPM) was subsequently granted for the renewal of planning permission in principle 09/00222/OUT, as submitted to the Council on 14th November 2014.

In September 2015 planning permission in principle (Ref: 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, relocation and redesign of open space, development for residential purposes of areas previously proposed as open space and relocation and redesign of the proposed local centre.

The elements of the approved mixed use development include residential development, community buildings including a new primary 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. At that time as there was no proposal for a secondary school the land of the application site was approved largely for housing. However through the adopted East Lothian Local Development Plan 2018 the application site was allocated by Proposal (PROP) MH11 of the ELLDP 2018 for a new secondary school establishment to serve the Musselburgh area.

The application site is bounded to the west by existing residential areas of Wallyford and on all other sides by the wider Wallyford expansion area the subject of PROP MH9 on which development has commenced. Immediately to the east of the application site lies Masons Way which is the main distributor road serving the Wallyford expansion area with cycle/footpaths and bus stops on either side of it and beyond that lies very recently constructed residential developments or developments which are still under construction. To the north of the site lies land which is planned to be developed for housing and to the south of the site lies land planned to be developed as a local centre and beyond that by the new Wallyford Primary School.

The site slopes from south west to north east, with a gradient which runs from an elevation of 49 metres at its south west corner to around 35 metres at its northern end. It has a rough grass finish and has no trees or any other landscape features present on it.

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. The land of the application site is defined by the Macaulay Capability for Agriculture (LCA) classification system as being Land Capable of Supporting Arable Agriculture Class 3.1, that being prime agricultural land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range.

Detailed planning permission is sought for the erection of a learning campus building which will contain a secondary school designed to accommodate initially 950 pupils from the wider Musselburgh catchment area and other community facilities including a 20 pupil nursery, a 50 pupil Severe and Complex Needs Centre, an adult day centre, community library, café, community spaces and sports facilities. Detailed planning permission is also sought for associated playgrounds, 2 sports pitches, car parking and service access, bus turning provision, electric vehicles chargers, cycle shelters, sprinkler housing, bin storage, boundary enclosures, play equipment and landscaping. Both the building and the site are designed to cater not only for secondary school pupils but for the wider community across all age groups. The development would have an anticipated opening year of 2024.

The proposed learning campus building would be erected on the south eastern part of the site. The building would be of an irregular shape with a footprint consisting of a series of rectangular shaped wings together with recessed areas joining together to create a multi sided building. The building would range from one to three storeys making full use of the sloping topography of the site to control the overall height of the building. The building would be predominantly flat roofed with a 'sawtooth' design feature at the northernmost end of the building which would house the Science, Technology, Engineering, Art and Maths (S.T.E.A.M.) centre. The walls of the building would primarily consist of a light coloured rustic brick finish with the upper levels of the S.T.E.A.M. Centre and the sports wing which occupies the northern part of the building proposed to be primarily clad in a proprietary profiled grey metal cladding panel with sections of translucent cladding at high level. Large, aluminium framed glazed openings are proposed across the building. Some of the flat roofed areas of the building would accommodate plant with associated screening.

The building is designed to address the site of the future local centre and the recently constructed new primary school to the south of it and also the distributor road of Masons Way, to the east of the site. The principle entrance to the building would be located on its east elevation, between the south, community, wing and the northern S.T.E.A.M. wing, addressing the distributor road and wider residential development beyond. The main entrance is designed to be approached from the staff and visitor car park to the north, directly from the distributor road to the east and from the local centre to the south. The building is arranged over three storeys, and due to the change in level of the site the main entrance brings building users in at the middle level. The main entrance is defined by double height full width glazed curtain walling within a covered building recess formed by the adjacent accommodation wings. A secondary community entrance would be located on the south side of the building allowing easy access between the learning campus and the planned local centre immediately to the south of it and the entrance to the Severe and Complex Needs Centre would also be located on this elevation. Further pupil entrances would be located on the north and west sides of the building with the northernmost entrance also serving the leisure uses within the building.

The playground areas would be primarily located to the west side of the proposed building away from vehicular access routes and where the built form will provide some shelter from

the elements. The 2 sports pitches, 1 a rugby and football pitch and 1 a 2G sand dressed multi-sport pitch, would be located in the northwestern part of the site. There would be tree planting, shelterbelt planting and other landscaped areas provided throughout the site.

Vehicular access to the learning campus site would be taken from two new vehicular accesses to be taken from the distributor road Masons Way, one at either end of the east side of the site. The northernmost access would be the principle access serving the secondary school use and would lead to a car park to be formed in the northeastern corner of the site. A total of 92 vehicle spaces including disabled accessible spaces are to be provided in this car park. 6 of these spaces are to be equipped with Electric Vehicle (EV) charging infrastructure with all other spaces future-proofed with ducting in place in preparation for when future demand arises. This access has also been designed to allow it to also serve the planned residential area to the north of the application site. The northernmost access would also function as the main service vehicle access with the main refuse store, delivery bay and service yard proposed to be located along with mechanical and plant rooms at this end of the site. The southernmost vehicular access would serve the Severe and Complex Needs Centre, Adult Day Centre, nursery and library uses. A small dedicated accessible parking area of 3 spaces, which would include 2 no electric charging bays and a restricted access drop off zone would both be provided off this access, designed to be closer to the building to service the facilities on the south wing and for those requiring parking within 45 metres of the main access door. A smaller refuse store is located near to the southern vehicular access to serve the community facilities which would be accessed via the drop off zone to be formed at the southern end of the site. Secure and covered cycle parking facilities for staff, pupils and visitors, to allow for the parking of up to 208 cycles, would be located within the areas served by each of the vehicular accesses and at the main entrance.

The main pedestrian access into the site would be from Masons Way adjacent to the main entrance door of the building however a number of cycle and footpaths would be formed between the site and the adjacent areas of land including an additional 4 pedestrian entrances into the east side of the site from Masons Way, 2 between the site and the existing residential areas of Wallyford to the west of the site, 1 at the southwest corner to the site which will form a 'learning campus link' between the application site and the primary school as well as linking into the existing cycle/footpath which connects the primary school site to the existing residential areas of Wallyford and will allow future pedestrian and cycle access to the planned local centre. The paths to be provided within the site would include a 4.5 metres wide east/west cycle corridor along the south side of the site to allow pedestrian and cycle access through the site for the wider community. Paths are also to be formed either side of the vehicular access to be formed into the northeastern corner of the site and these would also allow future access into the planned residential area to the north of the site.

As well as detailed architectural and landscape architecture drawings, the application is also supported by, amongst other documents, a Drainage Strategy Plan, a Transport Statement, a Site Waste Management Plan, a Planning Statement, a Landscape Design Report, an Energy Strategy Summary and a Design and Access Statement (which includes a Changing Places Statement).

Since the registration of the application a number of non-material amendments have been made to the proposals resulting in revisions to hard and soft landscaping proposals, path proposals and revisions to the design and finishing of parts of the proposed building.

Other additional information submitted since the registration of the application include a Site Investigation Report, a revised Design and Access Statement, revised Landscape Maintenance Information, a revised Drainage Strategy and a revised Transport Statement.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 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 2017 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On the 14th October 2020 the Council issued a formal screening opinion to the applicant. The screening opinion concludes that it is East Lothian Council's view that the proposed development is not likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission. It is therefore the opinion of East Lothian Council as Planning Authority that there is no requirement for the proposed development to be the subject of an EIA.

## **DEVELOPMENT PLAN**

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 Development Plan 2018 (ELLDP) together with its adopted supplementary guidance.

The purpose of the approved South East Scotland Strategic Development Plan (SESplan) is to set out the strategic planning framework to assist preparation of local development plans. Its policies are strategic in nature and have been transposed into LDPs. Therefore they are not generally used in the assessment of individual planning applications.

Policies SECF1: Safeguarded Education and Community Facilities, T1: Development Location and Accessibility, T2: General Transport Impact, T4: Active Travel Routes and Core Paths as part of the Green Network Strategy, T31: Electric Car & Bus Charging Points, SEH2: Low and Zero Carbon Generating Technologies, W3: Waste Separation and Collection, W4: Construction Waste, NH5: Biodiversity and Geodiversity Interests, including Nationally Protected Species, NH7: Protecting Soils, NH8: Trees and Development, NH10: Sustainable Urban Drainage Systems, NH11: Flood Risk, NH12: Air Quality, NH13: Noise, CH4: Scheduled Monuments and Archaeological Sites, CH5: Battlefields, DP1: Landscape Character, DP2: Design and DP4: Major Development Sites are relevant to the determination of the application.

Proposals (PROP) MH9: Land at Wallyford, MH10: Land at Dolphingstone, MH11: New Secondary School Establishment, ED1: Musselburgh Cluster Education Proposals and CF1: Provision of New Sports Pitches and Changing Accommodation are relevant to the determination of the application.

Also relevant to the determination of the application is the Council's approved non-statutory Supplementary Planning Guidance (SPG) document on Sustainable Drainage Systems (SuDS).

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.

Also material to the determination of the application is Scottish Planning Policy, which was revised on 18th December 2020. One of the main 'Outcomes' of Scottish Planning Policy (SPP) is to create successful, sustainable places by supporting sustainable economic growth

and regeneration, and the creation of well-designed, sustainable places. Paragraph 69 of SPP states it is important that community, education and healthcare facilities are located where they are easily accessible to the communities that they are intended to serve.

Paragraph 80 of SPP states that development on prime agricultural land should not be permitted except where it is essential:

- as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or
- for small-scale development directly linked to a rural business; or
- for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives.

SPP also states that planning authorities should protect archaeological sites and monuments as an important finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. Planning Advice Note 2/2011: Planning and Archaeology similarly advises.

## **REPRESENTATIONS**

Material to the determination of the application are the written representations received to it. One written representation has been received. It raises concerns that (i) there will not be enough parking provision for those driving to the learning campus for parents evenings, school pick ups and drop offs and use of the facilities and that this may lead to parking within residential areas and (ii) the school campus is squashed into a small site which gives the children little safe on site areas to gather and spend their lunch and break times. This will lead to children gathering at the shopping and residential grass areas, which will have a harmful impact on local businesses and residents. A copy of the written representation is contained in a shared electronic folder to which all Members of the Committee have access.

## **COMMUNITY COUNCIL COMMENTS**

Wallyford Community Council have been consulted on the application but have not provided any comments on it.

## **PLANNING ASSESSMENT**

The primary material consideration in the determination of this application is whether or not the principle of the proposed development accords with development plan policy and other supplementary planning guidance and if not, whether there are material considerations that outweigh any conflict with the development plan and other supplementary planning guidance.

East Lothian Council adopted its Local Development Plan on 27 September 2018. The ELLDP sets out a development strategy for the future of East Lothian to 2024 and beyond, as well as a detailed policy framework for guiding development. It sets out the Council's settled view of where new development should and should not occur, including housing, education, economic and retail development, new transport links, and other infrastructure. The application site is an allocation of the ELLDP which provides part of the plan's strategy. The ELLDP states that a new secondary school establishment is required in the east of the existing Musselburgh cluster in association with the spatial strategy for the area. The site of this planning application is that identified in the ELLDP by proposal (PROP MH11) as being the preferred site for the secondary school establishment within the Wallyford expansion area and thus the principle of the development of the application site for a new learning

campus incorporating a secondary school accords with PROP MH11 and also with ELLDP Policy SECF1 which safeguards land allocated for education and community facilities for such uses and PROP ED1 which states that the Council will provide a new secondary school establishment on land at expanded Wallyford to meet the need arising from proposed new housing development in the cluster. Furthermore, the proposed learning campus development, by being located within the site of PROP MH11 would not prejudice the residential and mixed uses promoted by PROP MH9 and MH10 of the ELLDP.

The land of the application site is defined by the Macaulay Capability for Agriculture (LCA) classification system as being Land Capable of Supporting Arable Agriculture Class 3.1, that being prime agricultural land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range. Policy NH7 of the ELLDP states that development on prime agricultural land will not be permitted unless in the particular circumstances listed in the Policy. One of those circumstances is if it is to implement a proposal of the plan, which this application is. The proposal does not therefore conflict with Policy NH7 of the adopted ELLDP or with SPP on development on prime agricultural land.

As is required by ELLDP Policy DP4 relevant supporting information in the form of detailed drawings, a Design and Access statement and Planning Statement have been submitted to support this major development type application. The Design and Access statement provides a contextual analysis of the site, an explanation of the design concepts and the evolution of the design, the historic context, detailed descriptions of the proposals, including the building, the hard and soft landscaping of the site and the approach to materials, environmental design and accessibility.

In that statement it is explained that the approach to the design solution has been driven by a collective desire by the design team to create a truly inspirational, innovative and collaborative learning environment for the young learners of East Lothian and the wider East Lothian Community. The statement explains the building itself creates a new urban edge to the east boundary of the site with a civic quality and scale that responds directly to the main pedestrian and vehicular spine route through the residential masterplan and the wider residential development beyond. Its design and positioning also allows it to have a strong relationship with the proposed local centre and Wallyford Primary School to the south. The statement explains 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 learning campus 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 learning campus would range from one to three storeys in height using the sloping topography of the site to minimise its overall height. Due to its footprint size and its proposed height, the proposed building would introduce a significant built form into the landscape of the surrounding area. However, both the proposed local centre and the new Wallyford Primary School are of a scale greater than the surrounding two storey residential developments and as such can visually support the construction of a building of the scale and mass of the proposed learning campus. In its position alongside the site of the local centre and the primary school the proposed learning campus building 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 responding to the topography of the site, the proposed learning campus 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 effect on those neighbouring properties.

The proposed learning campus 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, profiled metal cladding and glass for its external walls, 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. A planning condition can be imposed requiring a schedule or samples of the external materials to be approved by the Planning Authority in advance of their use on the building to ensure they are of a finishing quality and colour appropriate to their surroundings.

By virtue of its size, height and its contemporary architectural design and appearance, the proposed learning campus 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 including to both the older and newer residential developments, to the architectural form and design of the approved indicative details for the new local centre for Wallyford and to the complementary architectural form and design of the Wallyford Primary School. 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 learning campus 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 learning campus 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 positioning of the proposed learning campus building and of the other components of the development would not prejudice the development framework or the form of development of the remainder of the Wallyford expansion area.

The proposed learning campus building would be positioned on the site such that its windows and other glazed openings would be more than 9 metres away from the garden of any existing or consented residential properties surrounding the site. 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 learning campus and its associated cycle shelters, sports pitches, refuse storage and sprinkler housing would not give rise to harmful loss of daylight or overshadowing of neighbouring properties. The proposed learning campus 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. .

**The Council's Landscape Projects Officer** comments that the proposals for the building make good use of the change in ground levels to provide a building that sits within its context and setting and that the associated school grounds, although limited in size, provide many well designed elements for learning and play. She comments that consideration has been given to utilising the space to its maximum by creating multi-functional spaces and that the level changes across the site have been approached as an advantage rather than a constraint and used to provide additional play space with tree planting and level changes being used to create a series of smaller spaces rather than a large single playground. She is satisfied that consideration has been given to the neighbouring residential properties to the west by the proposal to form a mixed native woodland shelterbelt adjacent to the boundary. This has the added advantage of introducing biodiversity and different habitats into the school grounds and provides education opportunities. Consideration has also been given to the future development to the north of the site. Another woodland shelterbelt has been proposed to this boundary, comprised of smaller tree and shrub species to reduce possible issues of overshadowing of residential properties due to the lower level to the north. Comments initially made by the Council's Landscape Projects Officer relating to the finishing of drainage filter trenches, the positioning of temporary protective fencing to allow landscaped areas to establish, types of shrubs and trees to be planted and queries on the future maintenance arrangements of the landscaped areas have been addressed by the applicant and the Council's Landscape Projects Officer has confirmed that she is satisfied with the proposals subject to conditions being imposed on a grant of planning permission to ensure the implementation and supervision of the landscaping works in order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

**The Council's Amenity Services** advise they agree with the comments made by the Council's Landscape Projects Officer and have nothing further to add in relation to the proposed scheme of landscaping.

The application drawings detail an intention to install lighting around the proposed sports pitches however the full details of the lighting columns have not been submitted at this stage. The Council's Environmental Health Service Manager raises no objection to the principle of floodlighting being installed to serve the sports pitches subject to any light spill from the proposed light being controlled to ensure the amenity of nearby residential properties is safeguarded. He therefore recommends that a condition be imposed if planning permission is to be granted to ensure that details of the lighting to be provided are approved in advance of their installation by the Planning Authority.

**The Council's Environmental Health Service Manager** further advises that there is the potential for noise from plant and equipment used in association with the proposed learning campus to result in harm to the amenity of neighbouring residential properties. In order to mitigate for any such potential noise nuisance the Environmental Health Service 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 a grant of planning permission for the proposed learning campus development. The imposition of such a condition would ensure that the proposed learning campus building would not give rise to an unacceptable level of noise. The Council's Environmental Health Service Manager advises he has no further comments or concerns on matters relating to air quality or noise impact.

On all of these considerations of layout, design, landscaping and amenity the proposed development is consistent with Policies DP1, DP2, NH12 and NH13 of the ELLDP.

Policy NH5 of the ELLDP generally presumes against new development that would have an unacceptable impact on the biodiversity of an area. The Council's Biodiversity Officer raises no objection to this application, satisfied the proposal would not have a harmful impact on existing wildlife or on the biodiversity of the area. The Council's Biodiversity Officer welcomes the inclusion of native species and variety of potential habitats in the landscape proposals.

**The Council's Active Business Unit Team Manager** advises that the proposed level of sports provision including the proposed 2G sand dressed multi sports pitch and the full size football/rugby grass pitch to be provided within the site, along with future Council proposals to provide 2 x additional full size grass sports pitches within land secured for this purpose immediately to the north of the site, would be adequate provision for the final pupil roll of the secondary school. The Council's Active Business Unit Team Manger explains that it is intended that the future pitch provision will form part of an extended school campus and will be managed from the school site as well as utilising the changing accommodation which is proposed to be provided within the learning campus building. He advises that the layout of the additional 2 pitches is currently being finalised. The Council's Active Business Unit Team Manager is therefore satisfied with the level of sports and associated changing facilities provision proposed. On this basis the proposals do not conflict with PROP CF1 of the ELLDP.

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 wider Wallyford expansion area, the proposed learning campus 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 and as such comply with Policy CH5 of the ELLDP.

**The Council's Archaeology Officer** advises that the area has been evaluated archaeologically as part of the Wallyford Expansion project. Thus, the Council's Archaeology Officer is satisfied that no further archaeological works are required and has no comment to make on the application. The proposals would not have a significant adverse effect on the historic environment of the site and as such comply with Policy CH4 of the ELLDP.

A Transport Statement (TS) has been submitted with the application. The TS considers traffic and transport matters relating to the proposed development in terms of access, non-motorised user provision, accessibility, travel characteristics and operation. The TS states that the proposed development has been assessed using sustainable principles with the level of trips by each mode of travel calculated from a variety of sources. This assessment concluded that the proposed development could generate up to 432 and 438 two-way vehicle trips during the AM and school PM peaks, respectively. The TS points out that the application site is located within the Wallyford Expansion Masterplan and as developments come forward a modern residential area will be established. As such all immediate local transport infrastructure has been designed to modern adoptable standards, with high quality pedestrian, cycle and public transport provision. A Safer Routes to School Audit has identified potential upgrading opportunities on the surrounding road network. The TS states the development seeks to maximise walking and cycling connectivity with the surrounding network, providing eight separate points of pedestrian and/or cycle access covering all directions. A strong east-west cycle link is also being provided along the southern boundary

of the site. Bus stops are located on Masons Way directly adjacent to the site, which when operational will provide excellent public transport links to the campus. Car and cycle parking for the proposed development is being provided in accordance with the operational needs of the ELC Education department. Cycle parking will be both covered and secure. It is recommended in the TS that the proposed development is supported by a Travel Plan once the development becomes operational to ensure that measures are in place to help reduce car dependency for staff, pupils and visitors. The principles of this proposed Travel Plan have been set out and discussed in the Framework Travel Plan contained within the TS. All servicing will take place within the campus curtilage. Swept path analysis have confirmed that the appropriate vehicles can manoeuvre safely within the site. It is concluded in the TS that the proposed development will integrate well with the existing sustainable transport links in the area while the limited vehicle impacts can be accommodated on the surrounding road network. It is therefore considered by the TS authors that the development proposals can be established at this location without any detrimental impact to other users of the transport network in the area

The Design and Access Statement explains that vehicular access and circulation has been devised to provide a good level of separation between vehicular and pedestrian routes. Pupils and users will be encouraged to utilise green routes of travel to and from the campus. With strong links to its context including safe routes to schools and good bike storage throughout, this is anticipated as the main means of transportation. A 92 space car park in the northern corner of the site provides parking for those arriving by car and bus stops shall be located outside the east entrance on Masons Way with a regular bus service provided. Dedicated accessible parking and drop off areas are provided closer to the building to service the facilities on the south wing and those requiring parking within 45m of the main access door.

**Transport Scotland** have been consulted on the application and they have advised they raise no objections to the proposals and nor do they have any comments or recommended conditions to be imposed on any grant of planning permission for the proposed development.

**The Council's Road Services** do not object to the proposed development and are satisfied with the proposals for site access, parking provision (including the number of parking spaces to be provided), servicing and emergency access and manoeuvrability, electric charging and pedestrian and cyclist provision. They are content with the measures taken to provide active travel provision to and within the site including the eight separate points of pedestrian and/or cycle access covering all sides of the site. These include off site footpath works to the west of the site consisting of (i) a 3 metres wide lit, hard surfaced path to allow for walking and cycling between the site and the existing footpath network of the residential development of Wemyss Gardens and (ii) a 2 metres wide lit, hard surfaced path to allow for path provision between the site and the existing footpath network of the residential development of Inchview Crescent.

The Council's Road Services are content with the details submitted at this stage in the Travel Plan Framework and in the Safer Routes to School Audit, both of which are contained within the TS and which outline the methods and principles of managing travel patterns and modes to and from the learning campus. Whilst this is acceptable, Road Services recommend that a Travel Plan should be submitted for the approval of the Planning Authority prior to any use being made of the learning campus. This should take into account the measures outlined in the Travel Plan Framework once the learning campus is opened and should cover travel by pupils, staff, other users of the learning campus and visitors. The Travel Plan should seek to minimise private car trips and encourage use of alternative modes of transport such as walking, cycling and public transport and should include the identification of appropriate Safer Routes to School. Additionally the Travel Plan should include details of any measures to be provided, the methods of management, monitoring,

review, reporting and duration of the Plan. The provision of a Travel Plan could reasonably be secured by a condition imposed on a grant of planning permission.

The Council's Road Services confirm that they are largely in agreement with the other findings and outcomes of the Transport Statement submitted and recommend that conditions be imposed on any planning permission that may be granted to ensure that:

- \*A Quality/Safety Audit is undertaken and the outcomes implemented through the design and implementation stages – including post construction/opening;
- \*Way finding signage be provided around the site and externally within Wallyford to show active travel routes to the site as well as for those driving;
- \*Full details of all proposed offsite works to be approved in advance of implementation;
- \* The details of vehicle routing and embarking/disembarking arrangements and of a proposed servicing and emergency access strategy to be agreed in advance with the Planning Authority;
- \* A Construction Method Statement to minimise the impact of construction activity on the public road network be submitted to and approved by the Planning Authority prior to the commencement of development. It should recommend mitigation measures to control noise, dust, construction traffic (including routes to/from the site) and shall include hours of construction work;
- \* Wheel washing facilities be provided and maintained in working order during the period of operation of the site to prevent deleterious materials being carried on to the Distributor Road on vehicle tyres.
- \* A detailed condition survey of the construction access route from the A199 to the construction access to the application site be undertaken before and during the period of construction of the development and any damage identified as a result of the construction activities to be repaired and resurfaced by the developer;
- \*the cycle parking, electric vehicle charging provision and off site path provision be provided prior to any use being made of the learning campus;
- \* A controlled pedestrian crossing and additional informal crossing points to be provided on the Distributer Road of Masons Way between the new housing to the east and the proposed new learning campus.

All of these requirements can reasonably be made conditions on a grant of planning permission for the proposed development. On these foregoing transportation and other access considerations the proposed learning campus development is consistent with Policies T1, T2, and T4 of the ELLDP.

In relation to the off site path and cycle way proposals to be provided between the application site and the existing path networks of Wemyss Gardens and Inchview Crescent, the Council's Amenity Services, the Council's Landscape Projects Officer and the Council's Outdoor Access Officer raise no objections to the provision of these path links being provided on Council owned and maintained land between the application site and the existing paths network. Indicative drawings have been submitted by the applicant to indicatively detail the routes and positioning of the paths. The path to be provided between the application site and Inchview Crescent would cross over a small area of grassed land and a narrow tree belt. A condition can be imposed on a grant of planning permission to ensure the final details of these paths, and to include for any tree protection measures, details of replacement planting in the event of any trees having to be removed to facilitate provision of the paths as well as the hard surfacing and lighting requirements required by Road Services, be approved and the paths provided prior to any use being made of the learning campus building. Subject to the imposition of such a condition the proposals would not conflict with Policy NH8 of the ELLDP.

**The Council's Waste Services** advise they are satisfied with the waste storage and servicing points and that access for refuse vehicles can be easily accommodated on the site. Thus, Waste Services raise no objection to the proposed development and the proposals comply with Policy W3 of the ELLDP. In accordance with Policy W4 of the ELLDP the application is supported by a Site Waste Management Plan which demonstrates the waste expected to be produced and how materials will be recycled/reclaimed as well as steps to minimise and management waste on site and leaving the site.

In relation to considerations of contaminated land issues, **the Council's Environmental Health Service Manager** confirms he has reviewed the Report on Site Investigations submitted with the application and he is satisfied that the reporting has been carried out in accordance with best practice guidelines and the relevant standards. He agrees with the assessment given in the Report that no pollutant linkages have been identified that could potentially impact on human health, plant growth or the water environment. Similarly he notes that the gas risk assessment has identified the site as being Characteristic Situation 1 meaning that no gas prevention measures will be required for the new development. However he advises that given that ground stabilisation works are to be carried out on part of the site there is a need to carry out additional gas monitoring to confirm that the gas regime will not be changed by the grouting. He therefore recommends a condition should be attached if planning permission is to be granted requiring that a Gas Monitoring Assessment be carried out by the applicant with the Report on it submitted to and approved by the Planning Authority prior to any site development works taking place. This requirement can be secured through a condition attached to a grant of planning permission for the proposed development.

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 agree with the recommendations of the Site Investigation Report submitted with the application that coal mining legacy potentially poses a risk to the proposed development and that remedial works to treat areas of shallow coal mine workings to ensure the safety and stability will be required to be undertaken prior to commencement of the development. The Coal Authority recommends that should planning permission be granted, development shall not begin until the scheme of remediation works identified in the Site Investigation Report submitted by the applicant has been undertaken on site in full in order to ensure that the site is made safe and stable for the development proposed. This can be required by a condition of a grant of planning permission. The Informative Note regarding development within coalfield areas attached to The Coal Authority's consultation response has been forwarded to the applicant for their information.

**Scottish Water** have been consulted on the proposals. They raise no objection and have provided comments relevant to servicing the proposed development which have been forwarded to the applicant for their information.

**The Scottish Environmental Protection Agency (SEPA)** have been consulted on the proposals but have not provided any comments on it.

**The Council's Structures, Flooding and Street Lighting Team Manager** notes the Scottish Environment Protection Agency (SEPA) have not commented on the proposals and he also confirms that the application site is not within a flood risk area as identified on SEPA's current Flood Hazard Maps. The Council's Structures, Flooding and Street Lighting Team Manager is satisfied with the information provided in the revised Drainage Strategy Plan/Report submitted by the applicant including the proposals for surface water discharge and sustainable drainage which include a cellular underground storage structure, porous parking sub-base and filter trenches within soft landscaped zones on the site. The Council's

Structures, Flooding and Street Lighting Team Manager advises that he raises no objection to the proposals. He recommends a condition be imposed if planning permission is to be granted to ensure that full details of the proposed Sustainable Drainage System scheme including a Surface Water Management Plan for the site, which both must meet the vesting requirements of Scottish Water and be in accordance with the Council's Supplementary Planning Guidance 'Sustainable Drainage Systems (SuDS)', be submitted to and approved by the Planning Authority prior to the commencement of development and thereafter be implemented in accordance with the details so approved. Subject to the imposition of such a condition the proposals are consistent with Policies NH10 and NH11 of the ELLDP and with the Council's Supplementary Planning Guidance 'Sustainable Drainage Systems (SuDS)'.

At its meeting on Tuesday 27th August 2019 the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on Tuesday 3rd September 2019 the Council's Planning Committee decided that a condition requiring a developer to submit for the approval of the Planning Authority a report on the actions to be taken to reduce the carbon emissions from the building and from the completed development should be imposed on relevant applications for planning permission. This planning application is supported by an Energy Statement Report which outlines the design approach which has been taken to achieve the required carbon reduction targets for the proposed development. The Report sets out how the development proposals shall achieve compliance with 'Section 6' of the Scottish Technical Standards and will also satisfy the technical requirements of Policy SEH2 of the ELLDP. In addition to the measures detailed in the Energy Statement Report, provision is to be made for Electric Vehicle Charging within the car park areas of the site and the Council's Road Services have advised they are satisfied with such proposals. Subject to a condition being imposed on a grant of planning permission for this proposed development to ensure that the proposed actions to be taken to reduce the carbon emissions from the building and from the completed development, including the proposals for Electric Vehicle Charging Provision are implemented on site, the proposals are consistent with Policies SEH2 and T31 of the ELLDP.

Under the provisions of the Town and Country Planning (Scotland) Act 1997, inserted by section 26 of the Planning (Scotland) Act 2019, a planning authority may only grant planning permission for certain categories of development on the condition that the development includes at least one 'Changing Places' toilet facility, suitable for adults with complex care needs, as described in The Town and Country Planning (Changing Places Toilet Facilities) (Scotland) Regulations 2020. The development proposed through this application falls within the categories of development specified. The Design and Access Statement submitted with this application states that the design of the proposed Wallyford Learning Campus strives to provide a fully inclusive and accessible building. The proposed design of the Learning Campus includes for the provision of Changing Places Toilet (CPT) Facilities suitable for use by people that have more complex care needs and will also assist many other people for whom standard accessible sanitary facilities, for reasons of form or size, are not adequate. The proposed design of the Learning Campus therefore meets the requirements of the Town and Country Planning (Changing Places Toilet Facilities) (Scotland) Regulations 2020. A condition should be imposed on a grant of planning permission for the proposed development to ensure that the Changing Places Toilet Facilities proposed are available for use prior to any use being made of the learning campus and that they are thereafter retained for such uses.

**The Council's Planning Obligations Officer** confirms that no developer contributions would be required from the proposed new learning campus.

In summary, the proposed development is well designed for its place and its function and the site is capable of accommodating the proposed development including vehicular and pedestrian access and landscaped open space. A grant of planning permission for the

proposed development in the context of the site being allocated for a new secondary school establishment by PROP MH11 of the ELLDP, and in that its impacts in respect of amenity and technical considerations are acceptable in themselves, or can be mitigated through the appropriate use of planning conditions would not be inconsistent with Scottish Planning Policy, with the relevant policies and proposals of the East Lothian Local Development Plan 2018 or with its adopted supplementary guidance.

## RECOMMENDATION

That planning permission 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 Prior to the commencement of development, a Construction Method Statement which sets out how the impact of construction activity on the safety and amenity of the area will be mitigated shall be submitted to and approved by the Planning Authority.

The Construction Method Statement shall include details of:

- \* Mitigation measures to control noise, dust, construction traffic (including routes to/from site and delivery times).
- \* Hours of construction work
- \* Routes for construction traffic
- \* Wheel washing facilities or alternative facilities to prevent deleterious materials being carried onto the public road on vehicle tyres.

Thereafter, the Construction Method Statement shall be implemented and complied with in accordance with the approved details for the period of construction of the development hereby approved and the wheel washing facilities or any alternative facility so approved shall be provided and maintained in working order during the period of construction operations at the 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 commencement of development full details of the proposed Sustainable Drainage System scheme including a Surface Water Management Plan for the site, which both must meet the vesting requirements of Scottish Water and be in accordance with the Council's Supplementary Planning Guidance 'Sustainable Drainage Systems (SuDS)', shall be submitted to and approved by the Planning Authority. The development shall thereafter be carried out in strict accordance with the details and Surface Water Management Plan so approved, unless otherwise agreed in writing with the Planning Authority.

Reason:

To ensure that development is not at risk from flooding, there is no increase in flood risk elsewhere and appropriate long-term maintenance arrangements are in place.

- 4 Prior to the commencement of the development hereby approved, gas monitoring is to be carried out both during the grouting process and after it has finished and an updated risk assessment report shall be submitted to and be approved by the Planning Authority on completion of the monitoring and prior to

the commencement of the development hereby approved.

Details of the source and nature of any topsoil or subsoil to be used in the development shall be submitted to and be approved by the Planning Authority in advance of its use on the site. The details to be submitted shall contain details of any testing carried out to confirm that the imported material is free of contamination.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall immediately be brought to the attention of the Planning Authority to investigate whether further works, which may include a further Site Investigation and subsequent Risk Assessment, shall be required to be carried out to determine if any additional remedial measures are required. Any such remedial measures shall be fully implemented prior to any use being made of the building, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure that the site is clear of contamination.

- 5 Prior to the commencement of the development hereby approved the scheme of remedial works detailed in the Site Investigation Report docketed to this planning permission and any further remedial works/mitigation measures identified shall be undertaken in accordance with the details so approved.

Reason:

To ensure that the site is clear of coal mining features and hazards prior to any use being made of the learning campus.

- 6 Prior to any use being made of the learning campus hereby approved, a signed statement or declaration prepared by a suitably qualified person, whose qualifications shall be provided, confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Planning Authority. The document shall confirm the completion of the remedial works and/or mitigation necessary to address the risks posed by past coal mining activity, as required by Condition 5 of this planning permission.

Reason:

To ensure that the site is clear of coal mining features and hazards prior to any use being made of the learning campus hereby approved.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping on the drawings titled 'Landscape Site Plan' with drawing number WHS-RF-02-ZZ-DR-L-001 rev P10, 'Tree Planting Plan' with drawing number WHS-RF-02-ZZ-DR-L-008 rev P04 and 'Soft Landscape Layout' with drawing number WHS-RF-02-ZZ-DR-L-009 rev P03 shall be carried out in the first planting and seeding season following the occupation or completion of any part of the development hereby approved, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area and to improve the biodiversity value of the area.

- 8 The project Landscape Architect, or other to be approved by the planning authority, shall be employed to monitor installation of the soft landscaping works. Dated photographs shall be submitted to the planning authority within one week of undertaking each section of the works, showing the correct installation of the soft landscaping works to include subsoil preparation, topsoil preparation, tree pit preparation, storage of plants and trees on site, planting of trees with underground guys, planting of shrubs and whips, grass seeding and temporary fencing to planted and seeded areas. The applicant or their appointed agent shall contact the Amenity Services Department of East Lothian Council one month before the end of the defects liability period to arrange a site meeting to inspect and handover the soft landscape works.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area and to improve the biodiversity value of the area.

- 9 Prior to their installation, full details of the lighting proposed to serve the sports pitches hereby approved shall be submitted to and approved by the Planning Authority. The details to be submitted shall



demonstrate compliance with the following requirement:

(i) Light Trespass (onto windows) of neighbouring residential properties, measured as Vertical Illuminance in Lux, (Ev), shall not exceed 10 between the hours of 0700-2300 and shall not exceed 2 between the hours of 2300-0700.

A Light Spill iso contour plot shall be provided to ensure the above requirement can be met.

The lighting shall thereafter be maintained as approved unless the Planning Authority given written consent to any variation.

Reason:

To prevent lighting from spilling onto neighbouring land, in the interests of safeguarding the amenity of neighbouring properties.

- 10 Prior to the commencement of development, a programme for monitoring the condition of the construction access route from the A199 to the construction access to the application site, prior to, during the period of construction on each anniversary of the commencement of the development, and immediately following the completion of the development hereby approved, shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved programme of monitoring shall be implemented. Any remedial works shown by the monitoring as arising from the construction of the development, shall be undertaken by the applicant within 3 months of the completion of the final monitoring undertaken, unless an alternative means of securing the works is approved in writing by the Planning Authority.

Reason:

To ensure that damage to the adjoining road network resulting from the construction of the learning campus development is rectified.

- 11 Prior to any use being made of the learning campus hereby approved, details, including a timetable for their implementation, showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

(i) A controlled crossing of the new spine road of Masons Way shall be provided in close proximity to the main pedestrian access to the site and between it and the residential developments on the east side of the spine road;

(ii) Informal crossing points shall be provided on the new spine road of Masons Way between the learning campus site and the residential developments to the east of it. These shall take the form of drop kerbs on both sides of the road with a surfaced area crossing the grass verge on the western side of the road;

(iii) Details of vehicle routing and embarking/disembarking arrangements within the site;

(iv) Details of proposed servicing and emergency access strategies.

(v) Way finding signage to be provided around the site and externally within Wallyford to show active travel routes to the site as well as for those driving (i.e. delivery vehicles).

These transportation requirements shall thereafter be carried out in accordance with the details and timetable so approved.

Reason:

In the interests of road and pedestrian safety.

- 12 Prior to any use being made of the learning campus building hereby approved, the proposed access roads, parking spaces, drop off areas and footpaths shall have been constructed on site in accordance with the docketed drawings.

Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the learning campus use and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 13 Prior to any use being made of the learning campus building hereby approved, an adoptable and lit 3 metres wide shared use path facility shall be provided between the campus grounds and the existing footpath network of Wemyss Gardens. This shall follow a route along the northern edge of the existing grassed area directly adjacent (and to the south of) the apron to the existing garages linking it to the established pedestrian network at Wemyss Gardens in accordance with details to be submitted to and approved by the Planning Authority in advance of its construction.

Reason:

In the interests of the safety and amenity of pedestrians and cyclists.

- 14 Prior to any use being made of the learning campus building hereby approved, an adoptable and lit 2 metres wide footpath link shall be provided between the campus grounds and the existing footpath network of Inchview Crescent in accordance with details to be submitted to and approved by the Planning Authority in advance of its construction. Such details shall include details of tree protection measures to be taken to protect the existing tree belt adjacent to the application site boundary, details of any trees to be removed and provision for replacement tree planting including a timetable for such replacement planting. Thereafter the tree protection measures, tree removal and replacement details shall be implemented in accordance with the details so approved unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of the safety and amenity of pedestrians and to ensure retention and maintenance of trees which are an important landscape feature of the area.

- 15 Prior to any use being made of the learning campus building hereby approved the waste storage facilities and the covered cycle storage facilities detailed on drawings docketed to this planning permission shall have been formed and made available for use. Thereafter, the storage facilities shall be retained in use as waste and cycle storage areas.

Reason:

To ensure the provision of adequate waste and cycle storage in the interest of the amenity of the users of the learning campus hereby approved and the visual amenity of the locality.

- 16 Prior to the commencement of the development hereby approved a Stage 1 Road Safety Audit shall be undertaken for the preliminary design of all roadworks, footways and cycle paths to be formed. This process shall be completed through Stages 2, 3 & 4 which are Completion of Detailed Design, Completion of Construction & Post Opening Monitoring using 12 months of validated post scheme opening road traffic collision data - all in accordance with GG119 Road Safety Audit Rev1. The Road Safety Audit to include; the proposed roads, junctions, footways, cyclepaths, pedestrian crossings and double 'D' islands where provided. The findings of the Road Safety Audit shall be submitted for the approval of the Planning Authority prior to the implementation of any outcomes arising from them.

The outcomes of the initial Quality and Safety Audits shall be implemented (including the designers response) through the detailed design stages and the full audit processes (i.e. Safety Audit and Quality Audit) completed through the design and implementation stages – including post construction/opening in accordance with a timetable to be agreed with the Planning Authority in advance of the opening of the learning campus.

Reason:

In the interests of road and pedestrian safety.

- 17 Prior to their erection, details, including their size, form, position, appearance and colour(s), of all substations and gas governors to serve the development hereby approved shall be submitted to and approved in advance in writing by the Planning Authority, and thereafter any substations and gas governors shall accord with the details so approved.

Reason:

To enable the Planning Authority to control the positioning, appearance, form, finishes and colour of the substations and gas governors to be used to achieve a development of good quality and appearance in the interest of the visual amenity of the area.

- 18 The actions to be taken to reduce the carbon emissions from the building as detailed in the Energy Statement Summary docketed to this planning permission and the proposals for Electric Vehicle Charging provision as detailed on drawing number WHS-RYB-02-ZZ-DR-E-9511 docketed to this planning permission shall be fully implemented on site prior to any use being made of the learning campus and thereafter shall be retained unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the environmental impact of the development.

- 19 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.

- 20 Prior to any use being made of the learning campus building, the Changing Places Toilet Facilities as detailed on drawings docketed to this planning permission shall be available for use and thereafter shall be retained unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the provision of Changing Places Toilet Facilities in the interests of inclusivity and accessibility.

- 21 Prior to the commencement of use of the learning campus hereby approved, a Travel Plan shall be submitted to and approved in writing by the Planning Authority in consultation with Road Services. The Travel Plan shall have particular regard to provision for walking, cycling and public transport access to and within the site, including the identification of appropriate Safer Routes to School, and will identify the measures to be provided, the system of management, monitoring, review, reporting and duration of the plan.

Reasons:

In the interest of road safety.

- 22 A schedule of materials and finishes to be used on the exterior of the learning campus building, which shall include samples of the brick and profiled metal cladding to be used on the building, and a schedule of all other materials and finishes to be used on the other components of the development, including ground surfaces and boundary enclosures shall be submitted to and approved by the Planning Authority prior to the materials and finishes being used in the development. The materials and finishes used in the development shall accord with the schedule and samples of them so approved.

Reason:

To enable the Planning Authority to control the materials, finishes and colour to be used to achieve a development of good quality and appearance in the interest of the visual amenity of the area.