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**APPLICATION FOR PLANNING PERMISSION 23/00599/DPP FOR THE DEMOLITION OF EXISTING SCHOOL AND THE ERECTION OF COMMUNITY CAMPUS COMPRISING OF PRIMARY SCHOOL AND NURSERY, FORMATION OF SPORTS PITCHES, ROADS AND CAR PARKING AND ASSOCIATED WORKS AT THE SITE OF THE MAYFIELD PRIMARY SCHOOL, STONE AVENUE, MAYFIELD, DALKEITH**

Report by Chief Officer Place

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the demolition of existing school and the erection of community campus comprising of primary school and nursery, formation of sports pitches, roads and car parking and associated works at the site of the Mayfield Primary School, Stone Avenue, Mayfield.**
- 1.2 There has been one representations and consultation responses from the Coal Authority, Scottish Water, the Scottish Environment Protection Agency (SEPA), Sport Scotland, the Council's Ecological Advisor (TWIC), the Council's Senior Manager Neighbourhood Services (Roads) and the Council's Senior Manager Protective Services (Environmental Health).**
- 1.3 The relevant development plan policies are policies 1, 2, 3, 6, 9, 13, 14, 15, 21, 22 and 23 of the National Planning Framework 4 (NPF4) and policies DEV2, DEV5, DEV6, DEV7, DEV8, DEV10, TRAN1, TRAN5, ENV9, ENV10, ENV11, ENV15, ENV16, ENV18, and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).**
- 1.4 The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The application site measures approximately 5.1 hectares and comprises a joint campus for the Mayfield Primary School, St Lukes RC Primary School, Mayfield Nursery and Midlothian Sure Start (Mayfield Family Learning Centre) along with associated car parking and playing fields. The site also previously contained a library (relocated to the Newbattle High School). The existing buildings are a mix of three storey, two storey and single storey structures.**

- 2.2 The school building is located to the northeast corner of the site and organised along a broadly symmetrical axial design incorporating the two primary schools, with the nursery facilities housed within a separate building and temporary accommodation situated to the west of the site. The southern half of the site comprises the schools grass playing fields and tarmac playground. This part of the site is at a lower level than the northern part of the site which houses the buildings and car parking. There are three veteran trees located in the centre of the site to the south.
- 2.3 The site is situated in a predominantly residential area comprising dwellinghouses and flats. The main vehicle access to the site is taken from Stone Avenue to the north, with a separate service vehicle access via Beechgrove Road to the northeast corner of the site. Pedestrian access to the site is taken from Stone Place to the west or Bevan Road to the east.

### **3 PROPOSAL**

- 3.1 It is proposed to erect a new community campus comprising of primary schools and nursery; formation of sports pitches, roads and car parking and associated works; the development proposal will replace the existing school and nursery facilities on site.
- 3.2 The new community campus will provide a non-denominational primary school accommodating up to 701 pupils across the two primary schools, an Additional Support Needs (ASN) facility for 48 pupils and an early learning facility for 128 pupils in addition to community facilities. The community campus also includes the following outdoor facilities:
- A grass seven-a-side football pitch.
  - A full-sized 3G (third generation synthetic surface) football pitch.
  - 'Wee Forest' wooded area.
  - Basketball court.
  - Garden allotment area.
  - Community garden.
  - Play Park area.
  - Pump-track.
- 3.3 A two phased approach is to be taken to the re-development of the site so as to ensure the existing school and nursery remain open.
- Phase 1 will see the southern half of the site being blocked off to enable the erection of the community campus building, the formation of a new vehicle access from Stone Place and associated pedestrian access connections and landscaping to the southern half of the site; and
  - Phase 2 will see the demolition of the existing school and nursery building to the northern half of the site and formation of the sports pitches, remaining car parking, pedestrian access

connections, pump track, community allotments, landscaping and other associated works.

- 3.4 The community campus building is an elongated 'U' plan, two-storey building with single storey ends, with the early years and ASN provision being located at either single storey end and the two primary schools and the community facilities being located within the main two storey section. The eastern single storey wing will serve the ASN and the western wing will serve the early years provision.
- 3.5 The external walls are to be finished in red/brown coloured brick with sections of bronze coloured profiled aluminium cladding. The windows and doors will be bronze coloured aluminium framed. The roofs will be a mix of shallow pitches, finished with dark grey single ply membrane and very shallow pitches behind low parapet walls.
- 3.6 The proposal includes improvements to the vehicle and pedestrian access connections to the site. The main vehicle access to the site is to be taken from Stone Place and will provide access to 92 parking spaces (74 standard, 12 EV and 6 accessible) situated to the north of the community campus. The access taken from Stone Avenue is to be retained and will provide access to 16 parking spaces (15 standard and 1 accessible) serving the pitches and allotments.
- 3.7 The main pedestrian approach will be taken through the park at the junction of Stone Place and Dougall Place. The separate pedestrian accesses will be via Stone Avenue to the north, Stone Place to the west, Dougall Place to the south and Bevon Road to the east.
- 3.8 The applicant confirmed that there will be no significant road closures proposed during construction. There will be some local Traffic Management to enable the entrance junction works on Stone Avenue to be completed.
- 3.9 The application is accompanied by:
  - Design and Access Statement;
  - Drainage Strategy Report;
  - Flood Risk Assessment;
  - Geotechnical Design and Environmental Risk Assessment Report;
  - Landscape Statement;
  - Management and Maintenance Schedule;
  - Pre-Application Consultation Report;
  - Preliminary Ecological Assessment;
  - Section 6 Compliance Report (Energy and Carbon Emissions Strategy Statement);
  - Tree Survey;
  - Transport Statement;
  - Biodiversity Net Gain (BNG) and Biodiversity Enhancement Scheme;
  - Arboricultural Impact Assessment;

- NPF4 Compliance Statement;
- Tree and Hedgerow Protection Methodology; and
- Sports Pitch Noise Impact Assessment.

## 4 BACKGROUND

- 4.1 The applicant carried out a pre application consultation (23/00245/PAC) for the proposal of application notice for demolition of existing buildings and erection of new community campus comprising denominational and non-denominational primary school, ASN, nursery with associated sports pitches, parking and roadways and refuse store in April and June 2023. The pre application consultation was reported to the Committee at its meeting in May 2023. the Planning Committee requested the following actions:
1. Consideration of the demolition of the garages on Stone Place to create an access point;
  2. An appropriate drop-off point needs to be designed; and
  3. Ensure there is appropriate levels of parking.
- 4.2 Planning permission 18/00225/DPP for the siting of portakabin to provide additional nursery accommodation was granted in June 2018. This consent was implemented.
- 4.3 As part of the assessment of the current application the planning authority issued a screening opinion for the current proposals on 7 November 2023. The screening opinion confirmed that an Environmental Impact Assessment (EIA) was not required.
- 4.4 The application site area exceeds two hectares. The application therefore constitutes a 'Major Development' as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and thereby it requires to be determined by the Committee.

## 5 CONSULTATIONS

- 5.1 The **Coal Authority** does not object to the application. It has been demonstrated that the site is safe and stable for the proposed development.
- 5.2 **Scottish Water** does not object to the application. The water supply will be fed from Rosebery Water Treatment Works. The foul water drainage will be dealt with by the Edinburgh PFI Waste Water Treatment Works. Both have sufficient capacity at present, however it is not possible to reserve capacity for future developments.
- 5.3 For reasons of sustainability and to protect Scottish Water customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into the combined sewer system. There may be limited exceptional circumstances where they would allow such a connection for brownfield sites only, however this will require

significant justification from the customer taking account of various factors including legal, physical and technical challenges.

- 5.4 In order to avoid costs and delays where a surface water discharge to the combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request (this is separate regulatory process between the applicant and Scottish Water).
- 5.5 The **Scottish Environment Protection Agency (SEPA)** does not object to the application and advise that whilst the development is defined as a major development, it does not meet the threshold for SEPA to be consulted. In this instance SEPA's standing advice is applicable, which outlines best practice, for those developments or aspects of developments considered to be low risk.
- 5.6 **Sports Scotland** does not object to the application subject to a condition being attached to any grant of planning permission securing details of the sports pitch specification. Sport Scotland recommend that further consideration is given to the minimum levels of provision as set out within Sport Scotland's School Playing Fields Planning and Design Guidance.
- 5.7 The **Councils Ecological Advisor - The Wildlife Information Centre (TWIC)** does not object to the application and advised that the Preliminary Ecological Assessment (PEA) identifies that there will be no effects on protected species or habitats and includes recommendations for biodiversity enhancement and the avoidance of vegetation removal during bird breeding season.
- 5.8 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application, but advised that the footway, kerb lines and junction design, surfacing and visibility at Stone Place should be altered along with re-surfacing of the road at Stone Avenue so as to improve the pedestrian and road safety.
- 5.9 The **Council's Senior Manager Protective Services** does not object to the application but raised concerns regarding the development proposal with regards to noise, floodlighting and contaminated land and the potential impact these could have on future users of the site and nearby residential properties. It is recommended that conditions be attached to any grant of planning permission requiring a Noise Impact Assessment for the sports pitches to be submitted, a noise limiting condition associated with any plant machinery and equipment, a scheme for contaminated land to be undertaken and the floodlighting to be designed to a standard to protect amenity. It is noted that the applicant arranged for a Site Investigations Report and Sports Pitch Noise Impact Assessment to be submitted. The Council's Senior Manager Protective Services recommended that acoustic fencing be included in the development design so as to mitigate any potential noise issues.

## 6 REPRESENTATIONS

6.1 There has been one representation received, which can be viewed in full on the online planning application case file. The representation neither objected too, nor supported the application. A summary of the main points raised are as follows:

- There is uncertainty with regard to the future of the Midlothian Sure Start building and associated services.

6.2 The above matter will be addressed within the planning issues section of the report.

## 7 PLANNING POLICY

7.1 Planning policy currently comprises of National Planning Framework 4 and the adopted Midlothian Local Development Plan 2017.

7.2 The following policies are relevant to the proposal:

### National Planning Framework 4 (NPF4)

7.3 **Policy 1 Tackling the climate and nature crisis**; sets out to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

7.4 **Policy 2 Climate mitigation and adaptation**; sets out to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

7.5 **Policy 3 Biodiversity**; sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

7.6 **Policy 6 Forestry, woodland and trees**; sets out to protect and expand forests, woodland and trees.

7.7 **Policy 9 Brownfield, vacant and derelict land and empty buildings**; sets out to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

7.8 **Policy 13 Sustainable transport**; sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

7.9 **Policy 14 Design, quality and place**; sets out to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

- 7.10 Policy **15 Local Living and 20 minute neighbourhoods**; sets out to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.
- 7.11 Policy **21 Play, recreation and sport**; sets out to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.
- 7.12 Policy **22 Flood risk and water management**; sets out to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.
- 7.13 Policy **23 Health and safety**; sets out to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

#### Other National Policy

- 7.14 **Designing Places, A Policy Statement for Scotland** sets out the six key qualities which are at the heart of good design namely identity, safe and pleasant environment, ease of movement, a sense of welcome, adaptability and good use of resources.
- 7.15 The **Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.

#### Midlothian Local Development Plan 2017 (MLDP)

- 7.16 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.17 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.18 Policy **DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 7.19 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive

scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.

- 7.20 Policy **DEV8: Open Spaces** states that the Council will seek to protect and enhance the open spaces identified on the Proposals Map. Development will not be permitted in these areas that would:
- A. Result in a permanent loss of the open space; and/or
  - B. Adversely affect the accessibility of the open space; and/or
  - C. Diminish the quality, amenity or biodiversity of the open space; and/or
  - D. Otherwise undermine the value of the open space as part of the Midlothian Green Network or the potential for the enhancement of the open space for this purpose.
- 7.21 Policy **DEV10: Outdoor Sports Facilities** seeks to protect outdoor sports facilities from re-development except in certain circumstances: where the proposed development is ancillary to the principle use of the site as an outdoor sports facility; the loss is only minor and would not affecting its overall use; the outdoor sports facility is to be replaced either by a new facility of comparable or greater benefit for sport or upgrading of an existing facility on the same site or nearby; or where the sports pitch needs assessment, open space audit and consultation with Sportscotland identify a clear excess of provision to meet the existing or anticipated demand in the area and the overall quality of provision in the locality will be maintained.
- 7.22 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.23 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.24 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.25 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environment.



- 7.26 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.27 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.28 Policy **ENV16: Vacant, Derelict and Contaminated Land** supports the redevelopment of vacant and derelict land for uses compatible with their location. Developments will be required to demonstrate that the site is suitable for the proposed new use in terms of the risk posed by contamination and instability from historic uses.
- 7.29 Policy **ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.30 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

## **8 PLANNING ISSUES**

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultations responses received are material considerations.

### Principle of development

- 8.2 The site is within the built-up area of Mayfield and is currently used for educational purposes and as such there is a presumption in favour of appropriate re-development of the site to provide enhanced education and community facilities, where the proposed community campus would be compatible to the neighbouring land uses, subject to the details of the proposed development complementing the character of the area and protecting the amenity of existing neighbouring properties. The representation and consultation responses have not identified any material considerations which outweigh this presumption in favour of development.
- 8.3 The application site comprises land that currently accommodates the school building, nursery building, the car park and a grass pitch, MUGA and hard surface playground and grassed open space. The site will see

the formation of grass 7-a-side football pitch, full sized 3G football pitch, basketball court, pump track, play park area, wooded area, community garden and allotments which is a betterment of the current facilities available and increases the playing and community capacity at the school. Furthermore, the provision of a range of new sports pitches and other facilities will diversify the sporting provision available. The proposal is therefore compliant with MLDP policies DEV8 and DEV10.

- 8.4 With regard NPF4, although the site is currently occupied by a primary school and nursery, consideration still needs to be given to the site's location in terms of sustainability. In this regard the site is within close proximity to areas of high population, public transport options and active travel connections and as such is considered to be a sustainable location in compliance with NPF4.

#### Layout, Form, Design and Materials

- 8.5 The re-development of the existing site looks to improve accessibility to the site whilst also improving educational and community facilities within the area. A two phased approach is to be taken to the re-development of the site so as to ensure the existing school and nursery remain open; this sees the community campus being erected to the southern half of the site and the northern half of the site eventually hosting sports pitches, community garden, allotments and parking.
- 8.6 The community campus is an elongated 'U' plan, two storey building with single storey wings at either end, with the early years and ASN provision being located at either end and the two primary schools being located at either side of the central section which will also host the community facilities. The layout provides an obvious principal elevation facing towards the car park and a more private courtyard space enclosed on three sides around a veteran tree that is to be retained. The rooms will benefit from generous provision of natural light from large areas of window space.
- 8.7 The external walls will be clad with red/brown coloured brick and bronze coloured profiled aluminium cladding. The building will contain a large amount of bronze coloured aluminium framed windows. The building comprises of a mix of shallow roof pitches which are hidden behind low parapet wall when viewed externally the building will visually read as a flat roof building. Overall, the community campus building will have a contemporary appearance further enhanced by a contemporary palette of materials. This approach will ensure the building is a landmark structure in the locality, whilst by means of its height and orientation on the site it will sit comfortably in the local townscape.
- 8.8 The revised layout, when compared to the existing layout, moves the car parking and vehicle access from the north and northwest of the building to the east and north of the building. This allows for accessibility to the site to be enhanced whilst also creating an attractive external learning space. The setting of the building will be enhanced by sympathetic hard and soft landscaping. Overall, in terms of layout, form and design, the

development proposal maximises accessibility whilst respecting the surrounding character and appearance of the area.

### Landscaping and Veteran Tree's

- 8.9 Prior to the area's development as a residential community with associated schools and community facilities, the area comprised fields, hedgerows and hedgerow trees as part of Mayfield Farm. The farm along with the semi natural ancient woodland of Bryans Wood created a green network connection across the area. The stone-built farmhouse can still be seen close to the school site, and several mature trees, including the Sycamores on the school site and the remnant hedgerow, and trees on the McSence business park remain as markers of the site's former agricultural and rural setting.
- 8.10 The trees on the McSence business park are of similar age and stature to the trees within the school and were protected in 1986 by Tree Preservation Order no 2 of 1986. The trees within the school site were not included within the TPO as the site is owned by the Council, and TPOs are reserved for land where the Council would otherwise not have the powers to ensure the trees were protected. However, the existence of the TPO does demonstrate the value placed on mature former farmland trees in the setting, amenity, and cultural history of the local area. The veteran sycamore trees within the school site are widely visible locally and are seen from within the grounds with the backdrop of the Pentland Hills to the rear, providing significant visual and landscape amenity to the local area.
- 8.11 The contribution of mature trees to carbon capture biodiversity and other ecosystem services such as water management and air quality is now widely understood and the removal of veteran and mature trees conflicts with Council and Scottish Government policies related to deforestation, climate action and addressing the twin threats of the Climate Emergency and Nature Crisis
- 8.12 The re-development of the site will see the removal of a veteran tree which is contrary to policy. Various discussions were had with the applicants regarding the loss of the veteran tree, and it was evidenced that the site layout was dictated by numerous site constraints and the loss of one veteran tree was unavoidable.
- 8.13 As a consequence the landscape plans have evolved to increase tree and woodland canopy cover across the site in-line with a requirement of 21% Tree and Woodland Canopy Cover set out in Midlothian's Climate Change Strategy. The percentage is calculated as the area of tree and woodland canopy as a percentage of the site area within the red line boundary. The applicant advised that whilst 21% percent canopy cover cannot be achieved in this instance, the revised layout should achieve a 13% canopy cover on the site, and that further increases are not possible as open areas need to be retained for children to use at playtime.
- 8.14 Whilst the general landscape layout is acceptable, the planting details and specification notes are not acceptable (in detail and specification).

Therefore, a condition should be attached to any grant of planning permission requiring revised details to be submitted, so as to ensure that the proposed landscaping provides positive effects for biodiversity and enhances the development and character and appearance of the area.

- 8.15 Overall, whilst the loss of a single veteran tree is disappointing and contrary to policy, it is considered that this does not outweigh the positive merits (the provision of new schools and community facilities) of the development proposal as a whole. Furthermore, it is noted, that measures will be put in place to protect the other two veteran trees and ensure that an adequate level of compensatory planting is included that contributes towards biodiversity, habitats and landscaping. If planning permission is granted these details can be secured by condition.

#### Access and transportation

- 8.16 The proposed community campus will see the nursery school roll increase by 88 pupils from 40 to 128, and the roll for the primary schools increase by 232 pupils from 469 to 701. Furthermore, there will be an additional 48 pupils associated with the ASN facility. The staff numbers will increase from 67 to 107. It is noted that this increase will occur gradually over the life of the campus as planned housing in the area is completed.
- 8.17 The proposed community campus will see an increase in the available parking spaces, from 35 spaces currently to 108 spaces to accommodate the increase in capacity and staffing. The phased construction will see parking increase from 46 spaces to 108 spaces – increasing gradually as the capacity of pupils and staffing increases.
- 8.18 The existing school lies within an established residential area and so the existing pedestrian facilities are well established. Footways are generally 2m wide with dropped kerb crossings at major junctions. At the existing school entrance on Stone Avenue there is a raised table crossing with additional street furniture and bollards. The principal vehicular access is to be taken from Stone Place; this will improve accessibility by car and road/pedestrian safety.
- 8.19 The surrounding residential streets are traffic calmed and lightly trafficked, making them conducive for use by cyclists. Further afield, there are no dedicated cycle routes nearby, though the Midlothian Cycle Map indicates that the nearest off-site cycle route is on the B6482 to the west of the school.
- 8.20 The nearest bus stops to the application site are located on Bogwood Road, approximately 200m to the east of the campus. There are also stops on Eskview Road, approximately 300m to the north. Both sets of bus stops are served by routes 48 and X33 operated by Lothian Buses with a 30-minute frequency.

- 8.21 The proposed community campus includes enhancements to the pedestrian and cycle access points by upgrading the three existing pedestrian links and introducing an additional two new links. The proposal includes cycle parking for pupils, staff and visitors in accordance with current Midlothian Council standards, which will encourage the switch to active travel modes and therefore complies with MLDP policy TRAN1 and NPF4 policy 13.
- 8.22 The Council's Senior Manager Neighbourhood Services (Roads) offered no objection subject to the footway, kerb lines and junction design, surfacing and visibility splay at Stone Place being altered along with re-surfacing of the road at Stone Avenue so as to improve the pedestrian and road safety. These matters can be secured by a condition on a grant of planning permission.
- 8.23 The proposed layout results in an increase in permeable areas when compared to the current school site layout. Surface water will be treated through porous paving to all parking areas, and an additional filter trench to all surface water prior to discharge.

#### Residential amenity

- 8.24 The re-development of the site results in the location of the building/s and playing fields switching. The proposed location of the community campus does not raise concerns in terms of overlooking, overshadowing or overbearing due to on-site separation distances. The revised location of the outdoor sport/play facilities (seven a-side football pitch and 3G MUGA pitch) means that there is potential for some impact on residential amenity.
- 8.25 The applicant arranged for a sports pitch noise assessment to be completed and submitted. The submitted sports pitch noise impact assessment advises of mitigation measures comprising of acoustic fencing to the north and western sides of the sevens pitch and to the eastern boundary of the full-size synthetic pitch. On this basis, Council's Senior Manager Protective Services recommend that the more stringent 50dbA 1hour is used and that the acoustic measures recommended in the report are included in the development. This would also provide a level of consistency with other recently approved school projects.
- 8.26 It is the 'norm' for modern schools in urban areas to have MUGA pitches and residential amenity can be safeguarded via use of acoustic barriers to mitigate noise if required and detailed design of lighting shields and directions. Such measures can be secured via conditions on the grant of planning permission and by the Council operating as a good neighbour.
- 8.27 Overall, the site has a long history of education and community uses and the impact on the amenity of existing residential neighbours will be comparable to the existing situation.

## Other Matters

- 8.28 It is noted that one neutral representation was received raising concerns regarding the use of an existing building (Midlothian Sure Start) on site which is leased from the school. This is a matter between the occupiers of the building and the Council as landowner rather than a material planning consideration.

## **9 RECOMMENDATION**

- 9.1 That planning permission be granted for the following reason:

The site is located within the settlement boundary of Mayfield and on a site with an established educational and community use and as such there is presumption in favour of an appropriate educational and community use development. The proposed detailed scheme of development in terms of its layout, form, design and landscape framework is acceptable and as such accords with development plan policies. The presumption for development is not outweighed by any other material considerations.

Subject to the following conditions:

1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

***Reason:*** *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. The development shall not begin until a scheme to deal with any contamination of the site has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and include:
  - i. the nature, extent and types of contamination on the site;
  - ii. measures to treat or remove contamination to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination originating within the site;
  - iii. measures to deal with contamination encountered during construction work; and
  - iv. the condition of the site on completion of the specified decontamination measures.
3. On completion of any required decontamination/ remediation works, referred to in Condition 2, and prior to any part of the building being occupied for its approved use, a validation report shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved

scheme. No part of the building shall be occupied unless or until the planning authority have approved the required validation.

***Reason for conditions 2 and 3:*** *To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.*

4. Notwithstanding the plans and supporting statements hereby approved, the proposed softworks landscaping layout detailed on drawing no. MFCC-RFL-ZZ-ZZ-DR-L-00004 Rev P09 are hereby not approved. Development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - i existing and finished ground levels and floor levels for all buildings, roads, parking areas and paths in relation to a fixed datum;
  - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
  - iii proposed new planting including trees, shrubs, the wee forest, hedging and grassed areas;
  - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
  - v schedule of plants to comprise species, plant sizes and proposed numbers/density;
  - vi programme for completion and subsequent maintenance of all soft and hard landscaping including existing trees to be retained. The landscaping shall be completed prior to the development being occupied. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;
  - vii proposed car park configuration and surfacing;
  - viii details of the location, design, height and specification of proposed street lighting within the development;
  - ix proposed footpaths and cycle paths within the site; and
  - x proposed cycle parking facilities.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (v).

Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of the completion of the development shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policy DEV7 of the Midlothian Local Development Plan 2017 and national planning policy, guidance and advice.*

5. Development cannot be commenced until the tree protection measures, complying with BS5837 and the Arboricultural Method Statement hereby approved, for all trees that are to be retained; have been implemented in full and maintained as such for the duration of construction. Evidence of the tree protection measures are in place shall be submitted to the planning authority for prior written approval.
6. During construction of the development hereby approved, the Root Protection Areas of trees to be retained shall be protected in accordance with the Arboricultural Method Statement with no plant or machinery to be used in these areas.

**Reason for conditions 5 and 6:** *To ensure the development does not result in the loss or damage of a tree which merits retention.*

7. Development shall not begin until details of a sustainability/biodiversity scheme for the site including the provision of a gravel type habitat provision for breeding oystercatchers, bricks and boxes for bats and swifts throughout the development and the use of hedgehog friendly fencing has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details, or such alternatives as may be approved in writing with the planning authority.

**Reason:** *To ensure the development accords with the requirements of policy DEV5 of the Proposed Midlothian Local Development Plan 2017.*

8. Development shall not begin until details and, if requested, samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.



**Reason:** *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017 and national planning policy, guidance and advice.*

9. Notwithstanding the plans hereby approved, the junction and site access at Stone Place is hereby not approved. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- i existing and finished ground levels for all roads, footways and cycle ways in relation to a fixed datum;
  - ii proposed vehicular, cycle and pedestrian access;
  - iii proposed roads (including turning facilities), footpaths and cycle ways within the site;
  - iv proposed off site cycle ways and footpaths to provide safe routes to school;
  - v proposed visibility splays, traffic calming measures, lighting and signage;
  - vi proposed construction traffic access and haulage routes;
  - vii a green transport plan designed to minimise the use of private transport and to promote walking, cycling and the use of public transport;
  - viii proposed car parking arrangements, including details of the provision, specification and use of electric vehicle charging stations;
  - ix an Auto Track demonstrating how service vehicles will safely enter and exit the site;
  - x a programme for completion for the construction of access, roads, footpaths and cycle paths.

Development shall thereafter be carried out in accordance with the approved details, or such alternatives as may be agreed in writing with the planning authority.

**Reason:** *To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.*

10. Development shall not begin until details of the floodlighting system and any security lights to be installed within the site have been submitted to and approved in writing by the planning authority. The floodlights and security lights shall be designed and installed such that there is no direct illumination of any neighbouring sensitive property and the lamp design shall be such that the actual lamps and inner surface of the reflectors are

not visible from neighbouring houses which have a garden boundary with the application site. In addition, the lighting shall be designed to minimise the spillage of light up into the sky. The floodlighting system shall be fitted with an automatic cut out to ensure that the system cannot operate after 9pm. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

11. Construction and formation of the seven-a-side, 3G and MUGA pitches shall not begin until details of the location, height, specification and finish of an acoustic barrier to mitigate against noise from the seven-a-side, 3G and MUGA pitches has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.
12. The design and installation of all plant, machinery and equipment shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) or NR 25 if the noise is tonal and NR 25 night-time (23:00 to 07:00 hrs) or NR 20 if the noise is tonal as measured from within any living apartment in any neighbouring noise-sensitive premises. For the purposes of this condition the assessment position shall be as identified by BS 7445 in relation to internal noise measurements

***Reason for conditions 10 to 12: To safeguard residential amenity.***

13. The new synthetic pitch and grass pitch as shown on the proposed landscape layout (MCC-RFL-ZZ-ZZ-DR-L-000001 Rev. P12) shall be designed and constructed by a recognised SAPCA\* registered, specialist pitch contractor. Details of contractor(s) and pitch specifications (including lighting specification for synthetic pitch) shall be submitted to, and approved in writing by, the planning authority prior to the commencement of formation of the seven a-side, 3G and MUGA hereby approved. Thereafter the development shall be completed in accordance with the approved details.

***Reason: To ensure that the replacement pitches are of a quality that compensates for the loss of the existing playing field area.***

14. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:
  - i. details of construction access routes;

- ii. signage for construction traffic, pedestrians and other users of the site;
- iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
- iv. details of piling methods (if employed);
- v. details of any earthworks;
- vi. control of emissions strategy;
- vii. a dust management plan strategy;
- viii. waste management and disposal of material strategy;
- ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
- x. prevention of mud/debris being deposited on the public highway;
- xi. material and hazardous material storage and removal; and
- xii. controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

***Reason:*** *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024

**Application No:** 23/00599/DPP

**Applicant:** Midlothian Council

**Agent:** Philip Zoechbauer, JMArchitects

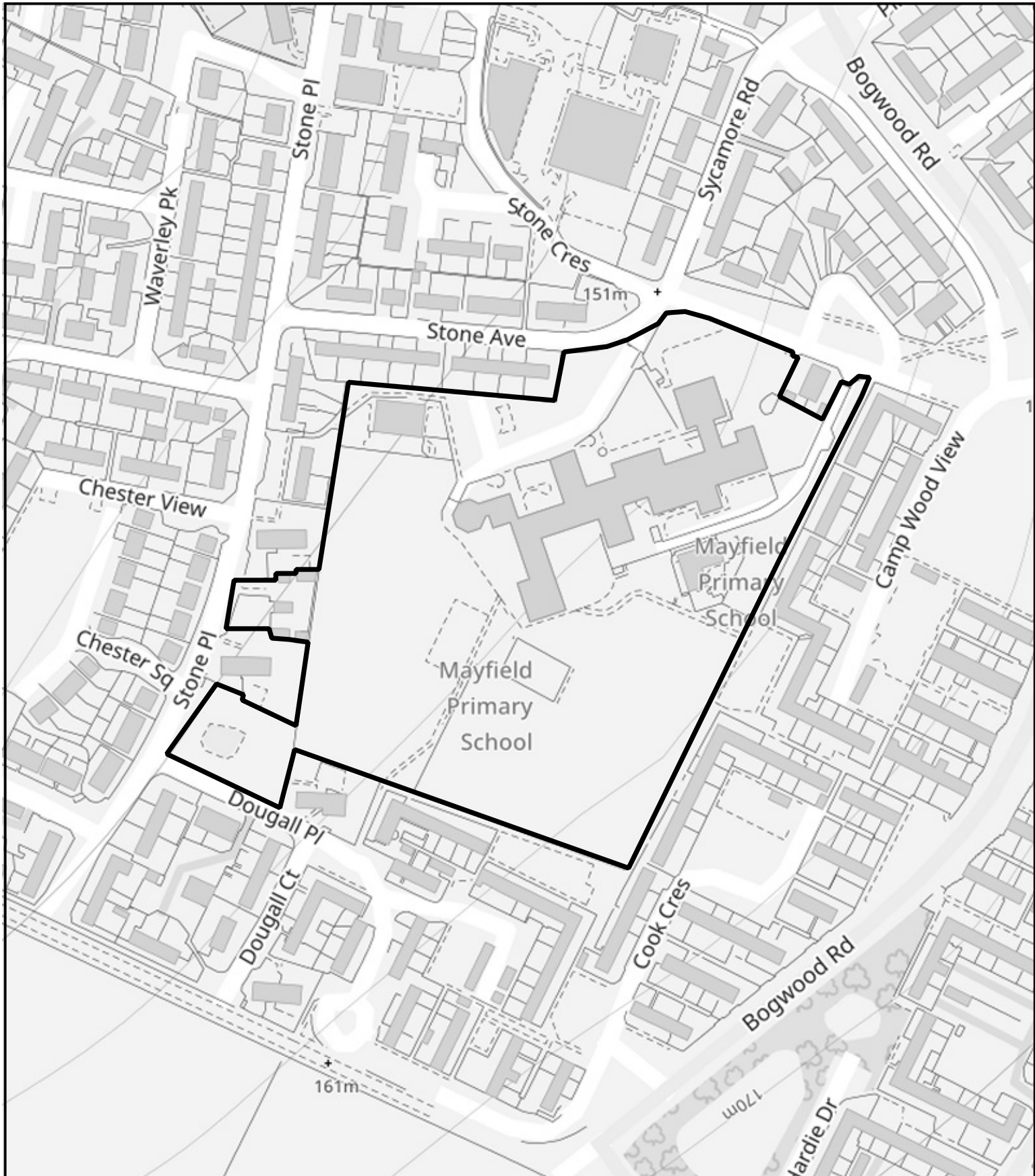
**Validation Date:** 20.09.2023

**Contact Person:** Whitney Lindsay, Planning Officer

**Email:** Whitney.Lindsay@midlothian.gov.uk

**Background Papers:**

**Attached Plans:** Location Plan, Site Plan, Landscape Plan and Elevation Plans



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Demolition of existing school and erection of community campus comprising of primary school and nursery; formation of sports pitches, roads and car parking and associated works  
Former Mayfield Primary School, Stone Avenue

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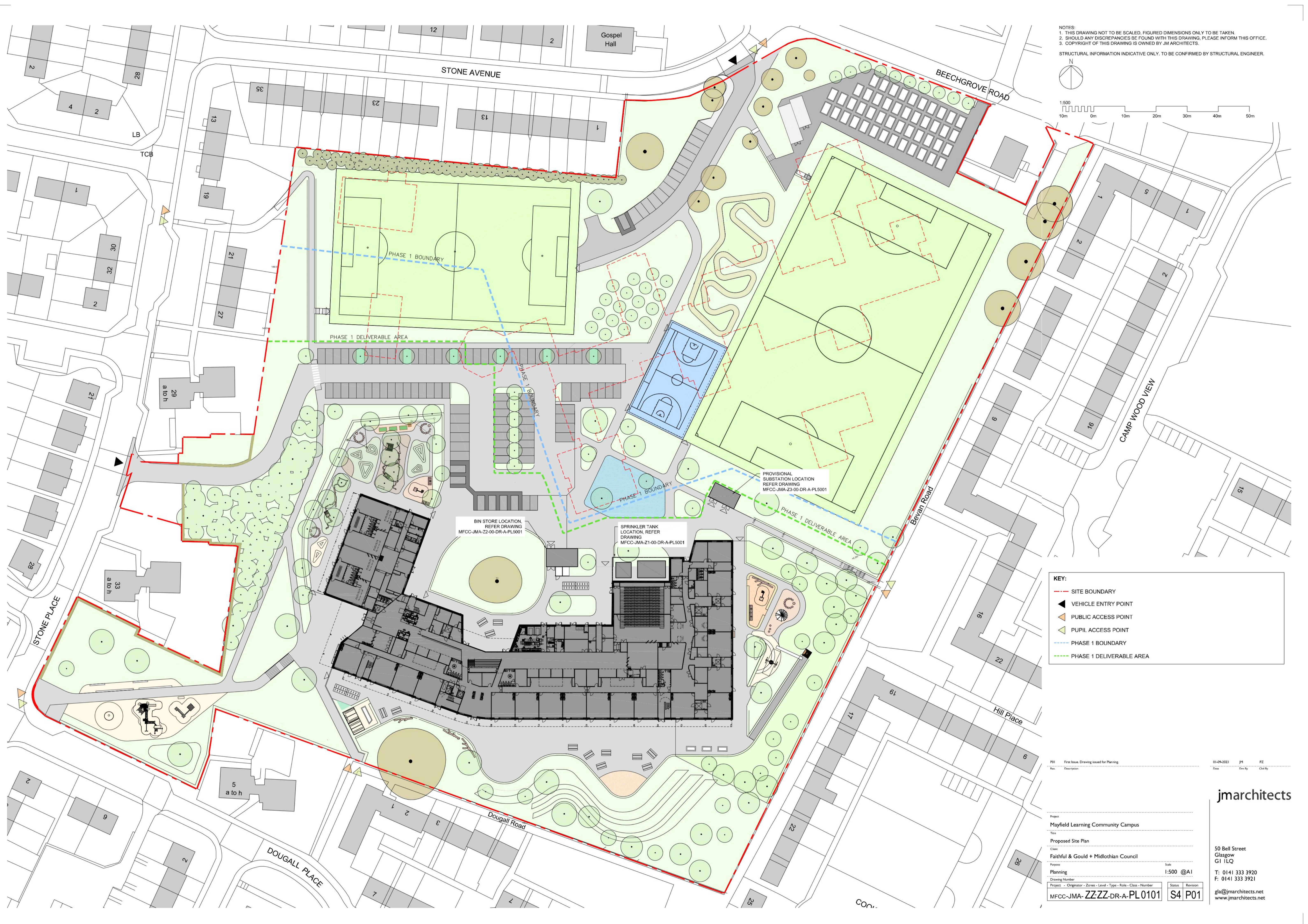
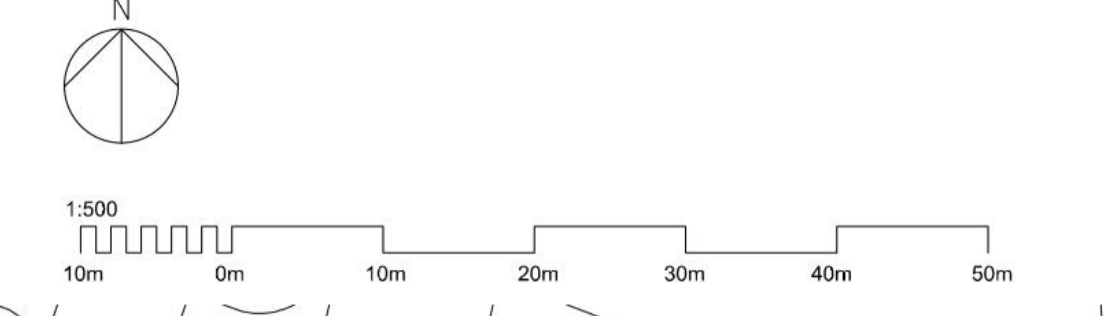
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**KEY:**

- - - SITE BOUNDARY
- VEHICLE ENTRY POINT
- PUBLIC ACCESS POINT
- PUPIL ACCESS POINT
- - - PHASE 1 BOUNDARY
- - - PHASE 1 DELIVERABLE AREA

P01 First Issue Drawing issued for Planning  
 Rev: Description  
 01-09-2023 JM PZ  
 Date: Drawn: Check:

Project: **Mayfield Learning Community Campus**  
 Title: **Proposed Site Plan**  
 Client: **Faithful & Gould + Midlothian Council**  
 Purpose: Scale: 1:500 @A1  
 Planning: Drawing Number: MFCC-JMA-ZZZZ-DR-A-PL0101  
 Project - Originator - Zones - Level - Type - Role - Class - Number: Status: Revision: S4 P01  
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- Furniture**
- Raised timber planters**  
Refer to MCC-RFL-ZZ-ZZ-DR-L-00-0140 for detail
  - Benches**  
FSC Treated timber Tiptree benches from Broxap or equal and approved
  - Outdoor canopy**  
from Tensile Fabric or equal and approved
  - Cycle Parking**  
80hr student & teacher spaces, 6hr visitor spaces, refer to MCC-RFL-ZZ-ZZ-DR-L-00-0141 for detail
- Refer to MCC-RFL-ZZ-ZZ-SH-L-00-0001 for play equipment and external furniture schedule

- Hardworks**
- Asphalt Vehicular**  
Vehicular make-up to engineers' specification
  - Asphalt Footpath**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail applied applied thermoplastic graphics, in primary school playground. 300sqm, colour white, to be developed with the school
  - Block Paving - Car Park, Footpaths around building**  
Permeable Block, unit size 200x100x80mm. Mid grey and white, herringbone pattern. Laid on vehicular make up to engineers' specification. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Pre-cast Concrete Pavers**  
Small unit precast concrete paving, Keyblok 200x100x80mm, bonding pattern tbc. Laid over vehicular make-up. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Polymeric Games Surface**  
Hard sports area, ulticolour from Tarmac. Terracotta and Mid Blue. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail
  - Mountain Bike Pump Track**  
Asphalt. To be developed with specialist: Velosolutions or equal approved
  - Coloured Softpour**  
Wet pour rubber safety surface, 50mm depth laid on concrete base for mounds, 50mm depth laid on 200mm type 1 on level areas. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail
  - Bark Mulch Play Surfacing**  
Play grade, 150mm depth
  - Concrete Flag Paving**  
Concrete flags, unit size 450x450x35mm. Charcoal, stretcher course. Laid on make up to engineers' specification. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Sand Pits**  
Clean-washed play sand from Gravel Master or equal and approved. Fine particles, colour Golden Yellow
  - Accessible Timber stage**  
Anti-slip thermopine boards 115 x 26mm. 300mm upstand, Timber frame to be developed
- Trees**
- Existing Trees**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000013 for tree works layout
  - Wee Forest Tree Planting**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000113 for detail
  - Proposed Trees in Soft Landscape**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000130 for detail
- Softworks**
- Proposed Hedge Planting**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000134 for detail
  - Proposed Green Barrier to Nursery Playground**  
Nitrogen Dioxide and Particulate Matter trapping green barrier to Nursery perimeter. Refer to MFCC-RFL-ZZZZ-DR-L-000004 for schedule
  - Proposed Meadow Planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000131 for detail
  - Proposed Amenity Grass**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000131 for detail
  - Proposed Shrub Planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000132 for detail
  - Proposed Rain Garden Seeding**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000135 for detail
  - Proposed shrub planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000132 for detail



- Equipment**
- Story Circle**  
Treated timber log seats
  - Timber hut**  
Timber hut
  - Timber Teepee**  
Timber teepee
  - Mud Kitchen**  
Mud Kitchen from Caledonia Play or equal and approved
  - Timber Play equipment**  
Large timber trunks from site won existing trees, bark removed

- Outdoor Water Pump Play Station**  
Water play station
- Balance Beam**  
Balance Beam from Caledonia Play or equal and approved
- Bridge**  
from Caledonia Play or equal and approved
- Wobble Board**  
Timber wobble board from Caledonia Play or equal and approved
- Nest swing**  
Nest swing from Caledonia Play or equal and approved
- Stepping log columns**  
from Caledonia Play or equal and approved
- Timber stepping stilts**  
from Caledonia Play or equal and approved
- Embankment slide to ASN**  
from Kompan or equal and approved

- Park Play Equipment**
- Refer to MCC-RFL-ZZ-ZZ-SH-L-00-0001 furniture schedule for quantities and specification

P12 26/04/2024 Planting revised, drawing issued for planning  
rev date revision notes

rankinfraser  
landscape architecture

project project nr 2147  
Mayfield Learning Community Campus  
client  
Midlothian Council

drawing title  
Landscape Layout Plan suitability code  
S4

drawing nr  
MFCC-RFL-ZZ-ZZ-DR-L-000001

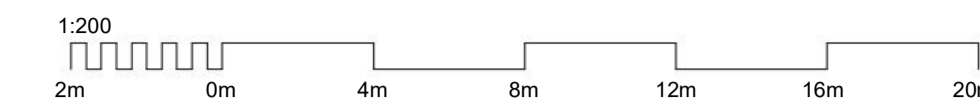
date 26/04/2024 rev P12 scale 1:500 @ A1

issue  
information  
billing  
tender  
construction  
final construction

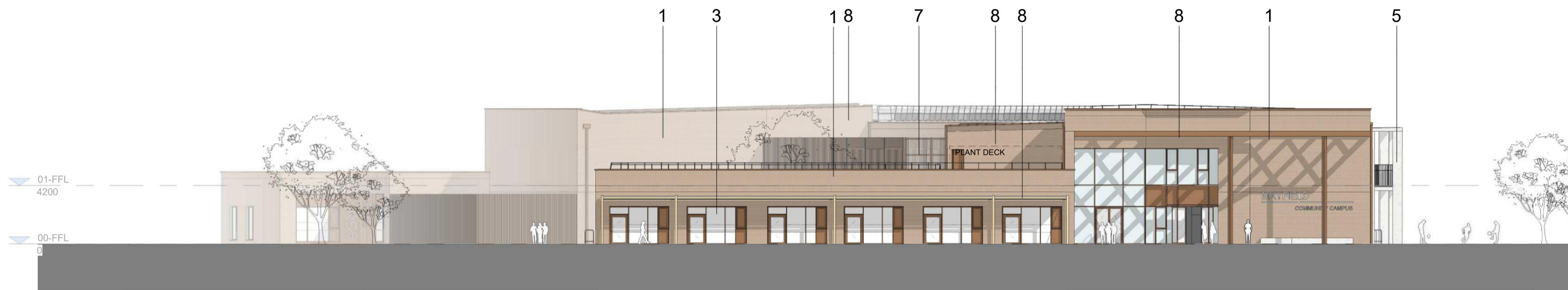
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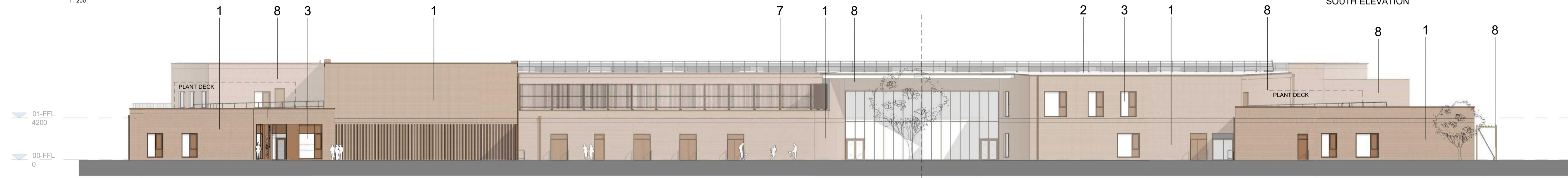
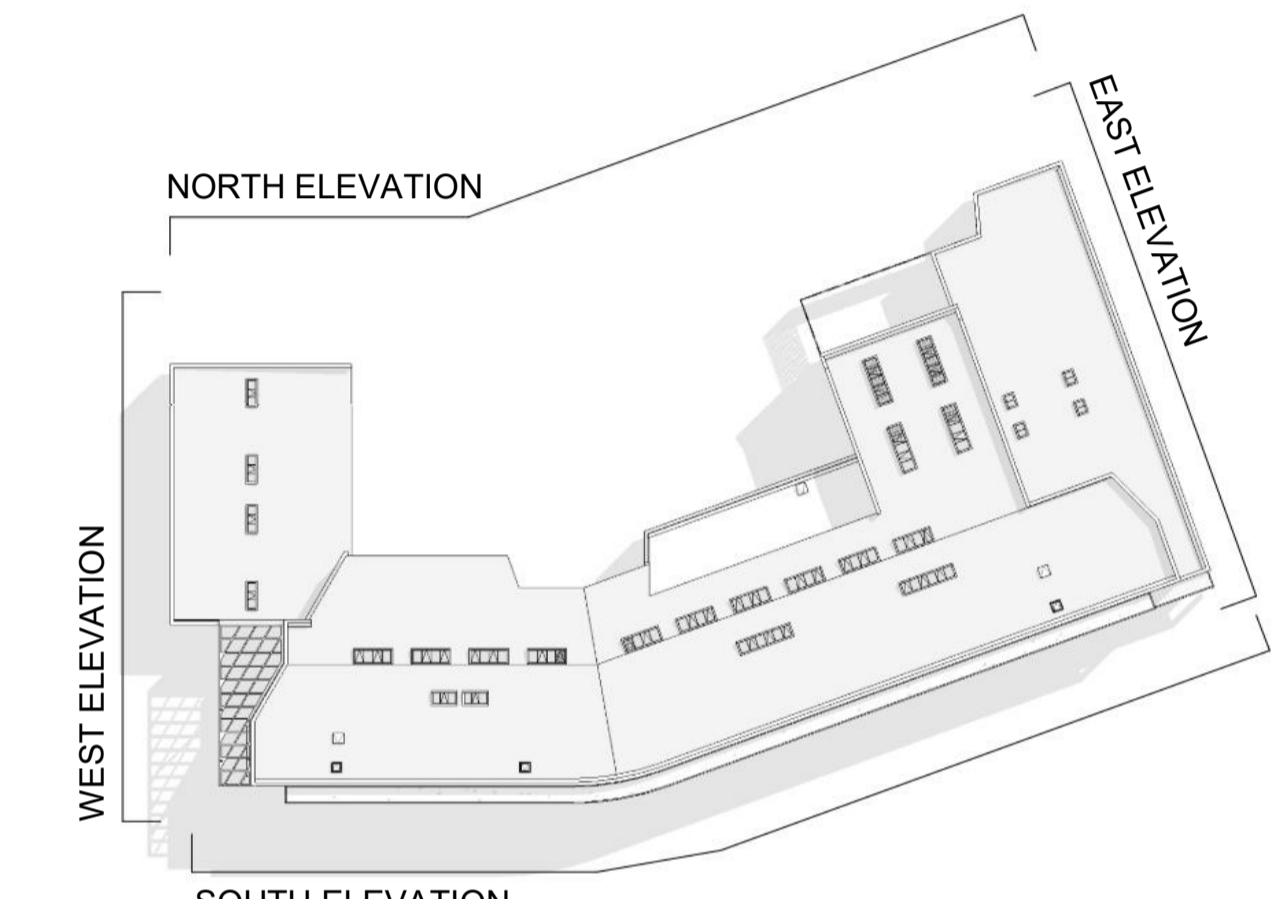
Structural information indicative only. To be confirmed by Structural Engineer.



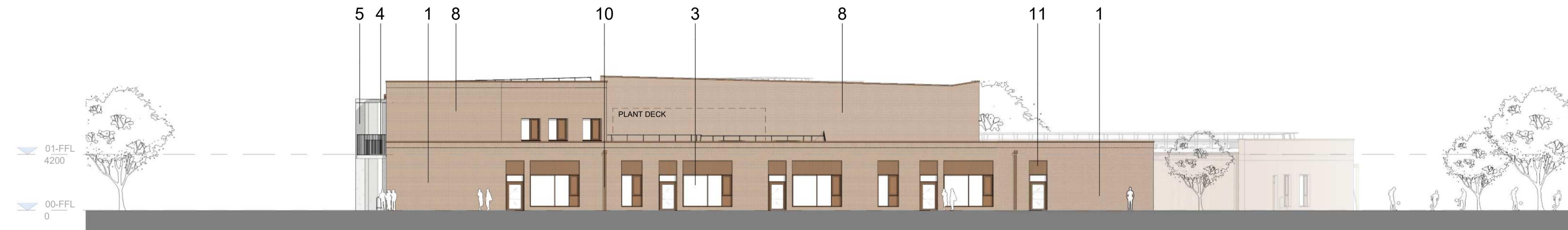
South Elevation  
1:200



West Elevation  
1:200



North Elevation  
1:200



East Elevation  
1:200

**MATERIAL KEY:**

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>1. Clay facing brick (tumbled finish), colour: red/brown multi.</li> <li>2. Single-ply PVC Membrane, colour: grey</li> <li>3. Aluminium-framed triple-glazed thermally broken curtainwalling / windows / spandrel panels, PPC to metallic RAL colour bronze.</li> <li>4. Colour galvanised steel flatbar balustrade, 1100mm minimum height, to classroom terraces.</li> </ul> | <ul style="list-style-type: none"> <li>5. Free-standing precast concrete structure to classroom terraces, acid-etched precast concrete finish.</li> <li>6. Treated laminated timber-framed shading structure to nursery with polycarbonate roof.</li> <li>7. Steel louvered screen to plant deck area, PPC to metallic RAL colour bronze</li> <li>8. Clay facing brick slips on proprietary cladding system, brick slip colour and finish to match item 1.</li> </ul> | <ul style="list-style-type: none"> <li>9. Proprietary self-ballasted roof edge protection system.</li> <li>10. Proprietary rainwater goods, PPC to metallic RAL colour bronze.</li> <li>11. Profiled aluminium cladding, PPC to metallic RAL colour bronze, on proprietary cladding rails. Locally perforated with clear area to suit M&amp;E Eng requirements for MVHR system</li> </ul> |
|--|---|---|

P01	First Issue: Drawing issued for Planning	01-09-2023	JM	PZ
Rev	Description	Date	Drn By	Chk By

**jmarchitects**

Project <b>Mayfield Learning Community Campus</b>	50 Bell Street Glasgow G1 1LQ T : 0141 333 3920
Title <b>Proposed Elevations</b>	
Client <b>Faithful &amp; Gould + Midlothian Council</b>	glasgow@jmarchitects.net www.jmarchitects.net
Purpose <b>Planning</b>	Scale: 1:200 @ A1
Drawing Number <b>MFCC-JMA-Z1-ZZ-DR-A-PL2001</b>	Status <b>S4 P01</b>
Project - Originator - Volume - Level - Type - Role - Number	JMA Project Number <b>6923</b>