



APPLICATION FOR PLANNING PERMISSION 22/00721/DPP FOR THE ERECTION OF TWO-STOREY PRIMARY SCHOOL AND NURSERY; FORMATION OF MUGA, CAR PARKING AND ASSOCIATED WORKS ON LAND AT FORMER NEWBATTLE HIGH SCHOOL SITE, EASTHOUSES ROAD, EASTHOUSES, DALKEITH

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of a primary school and nursery; formation of a multi-use games area (MUGA), car parking and associated works on the northern part of the former Newbattle High School site, Easthouses Road, Easthouses.**
- 1.2 There have been two representations and consultation responses from the Coal Authority, Scottish Water, the Mayfield and Easthouses Community Council, the Council's Ecological Advisor (TWIC), the Council's Senior Manager Neighbourhood Services (Roads) and the Council's Senior Manager Protective Services.**
- 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 2.1 hectares and comprises the northern part of the former Newbattle High School site. It is situated on the west side of Easthouses Road at the southern end of Easthouses. The site slopes down to the west, away from Easthouses Road, by approximately 6.5m, however there are level terraced areas on the site which are the remnants of the previous school use. The previous school buildings have been demolished to ground level. There are a number of trees on the boundary of the site and within the grounds of the site.**

- 2.2 The site is bounded to the north by residential properties and an unsurfaced footpath. To the west the site is bounded by a metalled track beyond which is an agricultural field. To the north west of the site is an area of mature woodland that forms part of Lord Ancrum's Wood. To the south is the remainder of the site of the former Newbattle High School which previously accommodated the school's playing fields and is to be re-developed for Council housing. To the east of the site, on the opposite side of Easthouses Road, is the Newbattle Centre /Newbattle High School and its associated sports pitches, Easthouses Lily football club, a sports pavilion, parking area and woodland planting.

3 PROPOSAL

- 3.1 It is proposed to erect a new primary school, nursery school and additional support needs (ASN) facility. The building will be situated in the centre of the site with its main entrance facing towards Easthouses Road. The primary school and nursery school will be situated in a two storey block at the northern side of the building with the ASN in a single storey block at the southern side. The two wings will be linked by a shared space comprising dining facilities, a multipurpose hall, an arts/movement space, offices and support facilities. The two storey wing and the single storey ASN wing will face each other across a three sided courtyard with a sunken garden. The walls will be finished with buff coloured brick and dark grey standing seam aluminium. The roofs will be a mix of shallow pitches, finished with dark grey standing seam aluminium and very shallow pitches behind parapet walls.
- 3.2 The access road and car parking will be to the south east of the building, with access to Easthouses Road via the existing turning area that served the High School which was previously on the site. To the north west of the building will be a hard surface play area and beyond that a synthetic grass multi-use games area (MUGA) enclosed by weld mesh fencing. To the north east of the building will be outdoors classroom spaces and a grassed area with retained trees. To the south west of the building will be circulation space providing access to footways linking through the housing site that will be constructed on the remainder of the High School site. A further pedestrian access, utilising a former access to the High School, will be available at the north east corner of the site.
- 3.3 The application is accompanied by:
- Design and Access Statement;
 - Drainage Strategy Report;
 - Energy and Carbon Emissions Strategy Statement;
 - Flood Risk Assessment;
 - Landscape Statement;
 - Pre-Application Consultation Report;
 - Preliminary Ecological Appraisal;
 - Transport Statement; and
 - Tree Survey

4 BACKGROUND

Application Site

- 4.1 The applicant carried out a pre application consultation (19/00445/PAC) for the erection of a primary school and associated works in May – August 2019. The pre application consultation was reported to the Committee at its meeting in August 2019. The current proposal was considered to be sufficiently close to the proposal consulted upon in 2019 as to ensure that a further consultation process was not required.
- 4.2 Application 19/00763/DPP for the erection of primary and nursery; formation of MUGA, car parking and associated works was granted consent in April 2020. The permission has not been implemented. Due to the overlap of the building plots it would not be possible to implement both this consent and the current application.
- 4.3 As part of the assessment of the current application the planning authority issued a screening opinion for the current proposals on 10 October 2022. The screening opinion confirmed that an Environmental Impact Assessment (EIA) was not required.

Land to the south

- 4.4 The remaining land within the former high school curtilage has been the subject of three planning applications and a Proposal of Application Notice.
- 4.5 A Proposal of Application Notice (21/00632/PAC) for residential development (flats and dwellinghouses), landscaping, access roads and sustainable urban drainage system/drainage infrastructure which was reported to the Committee at its meeting in October 2021.
- 4.6 Application 21/00877/DPP for the erection of 90 dwellinghouses, the formation of access road, car parking, landscaping and associated works was reported to the Committee at its meeting in March 2022. The consent was issued on 24 March 2022. This application relates to the western side of the site.
- 4.7 Application 21/00876/PPP for planning permission in principle for residential development was registered on 2 November 2021 and is pending determination (subject to the conclusion of a planning obligation). This application relates to the eastern side of the site.
- 4.8 Application 22/00797/DPP for the erection of 12 dwellinghouses and 16 flatted dwellings; landscaping; formation of car parking and access roads; and associated works was registered on 9 November 2022 and is pending consideration. This application relates to the eastern side of the site and if approved will supplant application 21/00876/PPP.

- 4.9 Planning permission (18/00308/DPP) for the erection of 79 dwellinghouses and associated works on land to the south of the former Newbattle High School site was granted in January 2019. The application was presented to Committee at its meeting in October 2018. This development is currently being built out and the construction compound is located on the former artificial pitch associated with the high school.
- 4.10 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 Planning Committee.

5 CONSULTATIONS

- 5.1 The **Coal Authority** does not object to the application subject to condition(s) being attached to any grant of planning permission to secure a scheme of intrusive investigations to establish the risk posed to the development by past coal mining activity and, if required, remediation works and/or mitigation measures.
- 5.2 The **Scottish Environment Protection Agency (SEPA)** was not consulted on the application as the character and nature of the development and the site means that the proposal falls below SEPA's threshold for consultation.
- 5.3 **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.
- 5.4 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.
- 5.5 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).

- 5.6 The proposed site does not include any of the area occupied by the former playing fields of the High School and therefore the proposal falls below **Sportscotland's** threshold for consultation.
- 5.7 The **Mayfield and Easthouses Community Council** does not object to the application, but have requested that consideration is given to creating a direct footpath link from Lothian Drive to the school.
- 5.8 The **Council's Ecological Advisor - The Wildlife Information Centre (TWIC)** does not object to the application and has confirmed that the Ecology Report submitted with the application is generally thorough and has been completed to an acceptable standard. The report concludes that there will be no effects on protected species or habitats and includes recommendations for biodiversity enhancements (the creation of nesting and roosting opportunities, limitations on the use of artificial lighting and the planting of a hedge along the northern boundary of the site).
- 5.9 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application subject to additional details being provided in relation to car parking and electric vehicle charging; pedestrian and cycling access; cycle parking; and traffic calming measures. These details can be secured by condition on a grant of planning permission.
- 5.10 The **Council's Senior Manager Protective Services** does not object to the application subject to conditions to secure site investigations and, if required, remediation works to identify and address contaminated land issues; details of an acoustic barrier in the vicinity of the MUGA; noise specifications for plant/machinery; and specifications for the MUGA lighting.

6 REPRESENTATIONS

- 6.1 There have been two representations (in support of the application) received, which can be viewed in full on the online planning application case file. A summary of the main points raised are as follows:
- A new primary school in Mayfield/Easthouses is welcome;
 - Good provision of open space;
 - The changes from the previous scheme are positive;
 - The retention of the trees is welcomed;
 - The re-location of the car park will improve residential amenity; and
 - The hedge to the north is owned by a residential property and should not be removed without the residents' consent.

7 PLANNING POLICY

7.1 The development plan is comprised of National Planning Framework 4 (2023) and the 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 consultation responses received are material considerations.

The principle of development

- 8.2 The site is located within the built up area of Easthouses where there is a presumption in favour of appropriate development. The application site to the west of Easthouses Road is an established school site (the site of the former Newbattle High School) and is situated within a predominantly residential area where the proposed school development 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 consultations carried out have not highlighted any overriding reasons as to why the site could not be redeveloped for the proposed education facilities.
- 8.3 The application site comprises land that previously accommodated the school building, the car park and a reas of grass and hard surface playground. The site does not include any of the former playing field area. The proposal is therefore compliant with MLDP policies DEV8 and DEV10.
- 8.4 With regard NPF4, although the site was previously occupied by a high school, 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 for the siting of a primary school and nursery, in compliance with NPF4.

Layout, Form, Design and Materials

- 8.5 The building will have an approximately U shaped plan with the main entrance, shared facilities and service facilities linking the larger nursery and primary school wing with the smaller ASN wing. The layout provides an obvious principal elevation facing towards the car park and Easthouses Road and a more private courtyard space enclosed on three sides. The rooms will benefit from generous provision of natural light from large areas of window space. The ground floor will be clad with buff coloured brick and the upper floor will be clad with anthracite coloured standing seam cladding. The building will have a contemporary appearance and a contemporary palette of materials.
- 8.6 The revised layout, when compared to the previously approved scheme (19/00763/DPP), moves the car parking and vehicle access from the north of the building to the east of the building. This allows for the retention of the majority of the existing trees on the site which will allow for the creation of attractive external learning spaces. The setting of the building will be enhanced by sympathetic hard and soft landscaping.

Access and transportation

- 8.7 The previous scheme included details of off-site works to Easthouses Road include a humped zebra crossing, a 20mph speed limit (which currently exists at the site given the previous use) and speed humps. These traffic calming measures will also be adopted for the current scheme. The crossing provides access to the Newbattle Centre/Newbattle High School and to Easthouses Park. These improvements will be secured via condition.
- 8.8 The layout provides modern, well-lit and surfaced pedestrian and cycle entrances at the north east corner (on to Easthouses Road) and along the southern boundary (into the new Council housing development). There is a longstanding unsurfaced and unlit path outwith the site immediately beyond the northern boundary. The path links Easthouses Road and Lord Ancrum's Wood. Paths through the wood link to Lothian Drive. These paths are not in the ownership of the Council and the woodland paths pass through an area of protected ancient woodland. It will consequently not be possible to provide an off street access from Lothian Drive to the school, however the traffic calming measures that will be delivered as part of school development will provide a modern safe route to school for pupils, parents and carers.

Surface and foul water drainage

- 8.9 The proposed layout results in an increase in permeable areas when compared to the former Newbattle High School site layout. Surface water will be collected and controlled via filter drains and permeable paving with attenuation via an attenuation tank beneath the MUGA.

Surface outfall will be to the existing surface water sewer that passes through the site. Foul water outfall will be to the existing foul water sewer that passes through the site.

Residential amenity

- 8.10 The site has a long history of educational use and the impact on the amenity of existing residential neighbours will be similar to the former situation. The location of both the new housing that will be built to the south and the proposed MUGA means that there is potential for some impact on residential amenity. It is common for modern schools in urban areas to have MUGA pitches and residential amenity can be safeguarded via use of acoustic barriers to mitigate noise and detailed design of lighting shields and directions. Such measures can be secured via condition.

Developer contributions

- 8.11 The site is outwith the contribution areas for Sheriffhall Roundabout improvements and the A7 Urbanisation project. The only contribution area that might potentially apply to the site is Borders Rail. The reason for the school is housing growth and as such the houses that are giving rise to the growth will already be contributing towards Borders Rail. It would therefore be inappropriate to seek contributions towards Borders Rail as the trip generation within the rail corridor is already being addressed via housebuilding contributions.

9 RECOMMENDATION

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

The site is located within the settlement boundary of Easthouses and on a site with an established educational and community use and as such there is presumption in favour of an appropriate educational 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. Development shall not begin until:
 - i. A scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and
 - ii. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

5. Prior to the occupation of the development or it being brought into use, whichever is the sooner, a validation report prepared by a suitably competent person shall be submitted to and approved in writing by the planning authority. The report shall confirm that the site is, or has been made, safe and stable for the approved development; and shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial

works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason for conditions 4 and 5: To ensure that any risks posed by the coal mining history of the area are identified and addressed prior to further development commencing.

6. 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 details of tree protection measures, complying with BS5837:2012, for all trees that are to be retained;
 - iv proposed new planting including trees, shrubs, hedging and grassed areas;
 - v location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
 - vi schedule of plants to comprise species, plant sizes and proposed numbers/density;
 - vii programme for completion and subsequent maintenance of all soft and hard landscaping. 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;
 - viii proposed car park configuration and surfacing;
 - ix details of the location, design, height and specification of proposed street lighting within the development;
 - x proposed footpaths and cycle paths within the site; and
 - xi 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 (vii). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting 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.

7. 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.

8. 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 scheme of traffic calming measures for Easthouses Road;
- xi a pedestrian/zebra crossing over Easthouses Road; and
- xii 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.*

9. Development shall not begin until details of a sustainability/biodiversity scheme for the site including the provision of 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.*

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. Development shall not begin until details of the location, height, specification and finish of an acoustic barrier to mitigate against noise from the MUGA have 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. 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.

14. Development shall be carried out in accordance with the approved drawings and supporting information hereby listed:

No.	Drawing Description	Drawing number & Scale	Date
1	Bin Store Enclosure	EHPS-JMA-Z0-ZZ-DR-A-PL-5001-S3-P01 1:50, 1:5	30/09/2022
2	Boundaries Plan	EHPS-RFL-ZZZZ-DR-L-00-0004-P07 1:500	27/01/2023
3	Existing Site Plan	EHPS-JMA-ZZ-ZZ-DR-A-PL-0002-S3-P01 1:500	30/09/2022
4	External Lighting Column Layout Sheet 1	EHPS-RYB-XX-00-DR-E-95001-P03 nts	27/01/2023

	of 2		
5	External Lighting Column Layout Sheet 2 of 2	EHPS-RYB-XX-00-DR-E- 95002-P03 nts	27/01/2023
6	External Lighting Lux Plot Layout Sheet 1 of 2	EHPS-RYB-XX-00-DR-E- 95011-P03 nts	27/01/2023
7	External Lighting Lux Plot Layout Sheet 1 of 2	EHPS-RYB-XX-00-DR-E- 95012-P03 nts	27/01/2023
8	External Lighting Lux Spill Plot Layout	EHPS-RYB-XX-00-DR-E- 95021-P03 nts	27/01/2023
9	Hard Landscape	EHPS-RFL-ZZZZ-DR-L- 00-0002-P08 1:500	27/01/2023
10	Landscape Layout Plan	EHPS-RFL-ZZ-ZZ-DR-L- 00-0001-P13.1 1:500	27/01/2023
11	Location Plan	EHPS-JMA-ZZ-ZZ-DR-A- PL-0001-S3-P01 1:1250	30/09/2022
12	Mason Evans – Post- Development Conceptual Site Model	P19/024/RS/R/F/06 nts	30/09/2022
13	Mason Evans – Pre- Development Conceptual Site Model	P19/024/RS/R/F/05 nts	30/09/2022
14	Mason Evans – Proposed Development Layout	P19/024/RS/R/F/03 1:1250	30/09/2022
15	Mason Evans – Proposed Development Relative to Contamination Exceedances	P19/024/RS/R/F/04 1:1250	30/09/2022
16	Mason Evans – Site Location Plan	P19/024/RS/R/F/01 1:50,000	30/09/2022
17	Mason Evans – Topographic Survey	P19/024/RS/R/F/02 1:1250	30/09/2022
18	Pitch Layout	EHPS-RFL-ZZZZ-DR-L- 00-0005-P06 1:150, 1:200	30/09/2022
19	Proposed Bay Study Elevations	EHPS-JMA-Z1-ZZ-DR-A- PL-2002-S4-P02 1:50	27/01/2023
20	Proposed Elevations	EHPS-JMA-Z1-ZZ-DR-A- PL-2001-S4-P02 1:200	07/02/2023
21	Proposed Elevations – Revisions mark-up	EHPS-JMA-Z1-ZZ-DR-A- PL-2001-S4-P02 1:200	27/01/2023
22	Proposed First Floor Plan	EHPS-JMA-Z1-01-DR-A- PL-0202-S4-P02 1:200	27/01/2023
23	Proposed Ground Floor Plan	EHPS-JMA-Z1-00-DR-A- PL-0201-S4-P02 1:200	27/01/2023
24	Proposed Roof Plan	EHPS-JMA-Z1-02-DR-A- PL-0203-S4-P02 1:200	27/01/2023
25	Proposed Sections	EHPS-JMA-Z1-ZZ-DR-A- PL-1001-S4-P02 1:200	27/01/2023
26	Proposed Site Plan	EHPS-JMA-ZZ-ZZ-DR-A- PL-0101-S3-P04 1:500	07/02/2023
27	Proposed Site Plan – Revisions mark-up	EHPS-JMA-ZZ-ZZ-DR-A- PL-0101-S3-P04 1:500	27/01/2023

28	Proposed Site Sections	EHPS-JMA-Z1-ZZ-DR-A-PL-1010-S4-P02 1:500	27/01/2023
29	Softworks Plan	EHPS-RFL-ZZZZ-DR-L-00-0003-P08 1:500	27/01/2023
30	Sports Mesh Fencing and MUGA Area	EHPS-RFL-ZZZZ-DR-L-00-0015-P01 1:50	30/09/2022
31	Sprinkler Tank Enclosure	EHPS-JMA-Z0-ZZ-DR-A-PL-5002-S2-P02 1:50, 1:5	23/12/2022
32	Topographic Survey – Sheet 1	58280/1 1:200	30/09/2022
33	Topographic Survey – Sheet 2	58280/2 1:200	30/09/2022
34	Topographic Survey – Sheet 3	58280/3 1:200	30/09/2022
35	Tree Protection Plan (Plan 2)	0117(267)-01 – Prot 1:500	07/02/2023
36	Tree Survey and Constraints Plan (Plan 1)	0117(267)-01 – Tree 1:500	17/11/2022
37	Tree Works	EHPS-RFL-ZZ-ZZ-DR-L-00-0008-P03 1:500	27/01/2023
38	Design and Access Statement		30/09/2022
39	Drainage Strategy Report		30/09/2022
40	Easthouses Site Investigation Logs Part 1		30/09/2022
41	Easthouses Site Investigation Logs Part 2		30/09/2022
42	Easthouses Site Investigation Logs Part 3		30/09/2022
43	Flood Risk Assessment		30/09/2022
44	Landscape Statement		30/09/2022
45	P19-024 Remediation V2 Method Statement		30/09/2022
46	P19-024 Report on Site Investigations LR Part 1		30/09/2022
47	P19-024 Report on Site Investigations LR Part 2		30/09/2022
48	P19-024 Report on Site Investigations LR Part 3		30/09/2022
49	P19-024 Report on Site Investigations LR Part 4		30/09/2022
50	P19-024 Report on Site Investigations LR Part 5		30/09/2022
51	P19-024 Report on Site Investigations LR Part 6		30/09/2022
52	P19-024 Report on Site Investigations LR Part 7		30/09/2022
53	P19-024 Report on Site Investigations LR Part 8		30/09/2022
54	PAC Report		30/09/2022
55	Preliminary Ecological Appraisal Addendum	Additional comments re. bats	30/11/2022

56	Preliminary Ecological Assessment		27/01/2023
57	Transport Statement		30/09/2022
58	Tree Retention Comments	rankinfraser	10/01/2023
59	Tree Survey and Arboricultural Impact Assessment Report		07/02/2023
60	Tree Survey Schedule		07/02/2023

Reason: *To ensure that the development is carried out in terms of the drawings and supporting information which were assessed in terms of this application.*

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 20 February 2022

Application No: 22/00721/DPP

Applicant: Midlothian Council

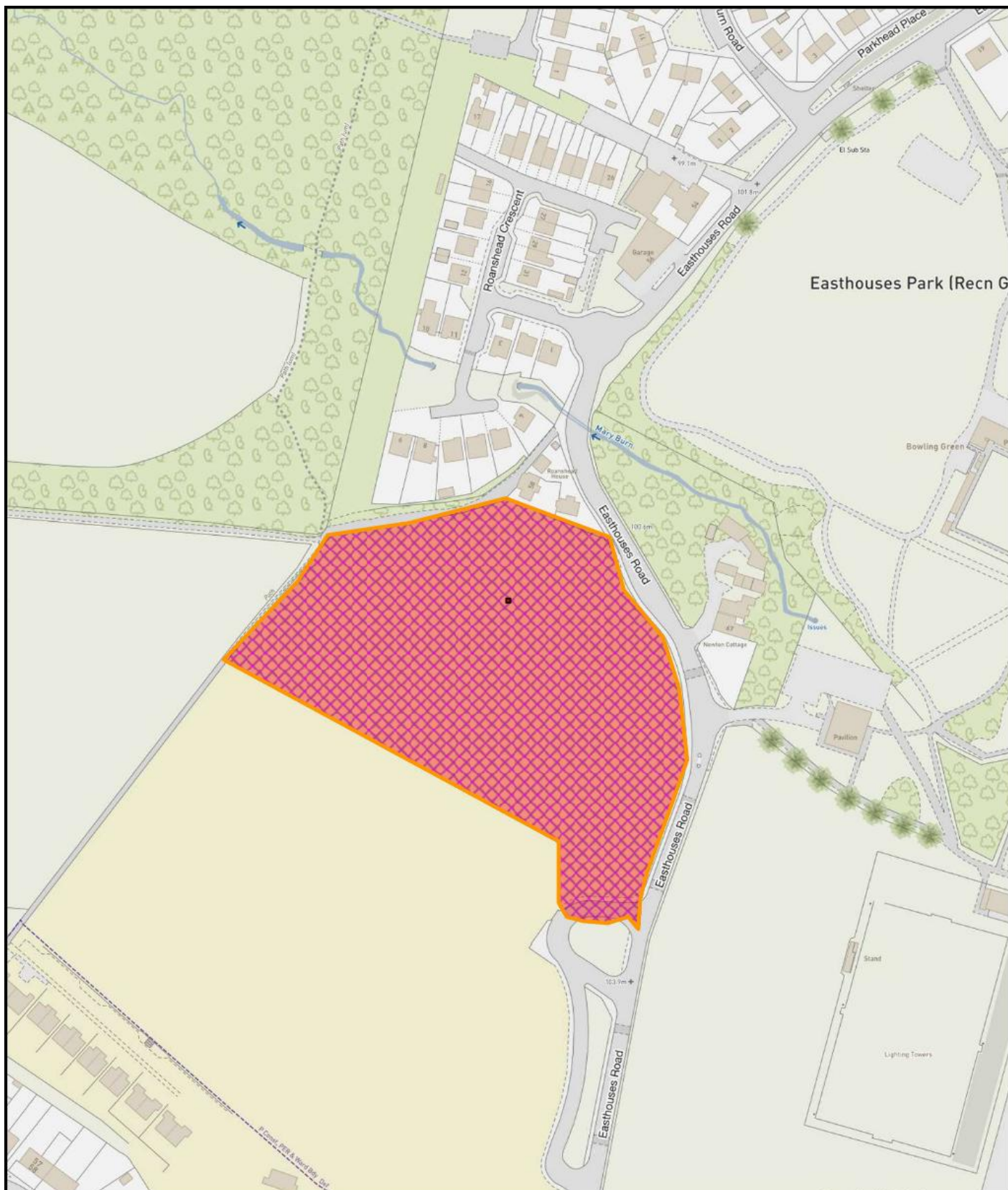
Agent: jmarchitects

Validation Date: 30 September 2022

Contact Person: Graeme King

Email: graeme.king@midlothian.gov.uk

Background Papers: 19/00445/PAC, 19/00763/DPP, 21/00632/PAC, 21/00877/DPP, 21/00876/PPP, 22/00797/DPP



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Erection of primary school and nursery Land at Former Newbattle Community High School

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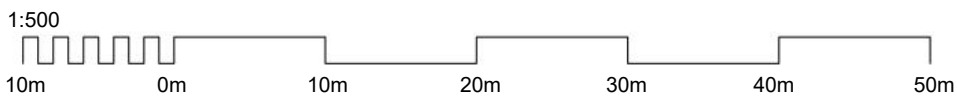
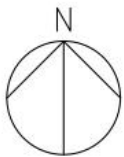
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KEY:

- VEHICULAR ACCESS POINT
- PUBLIC ACCESS POINT
- PUPIL ACCESS POINT

PARKING PROVISION:

STANDARD SPACES (EXCL. EV SPACES)	45
EV SPACES	8
ACCESSIBLE SPACES	3
TOTAL	56
CYCLE PARKING	96

P04	LANDSCAPE ARCH. LAYOUT REVISED WITH UPDATED FOOTPATHS AND TREE RETENTION. UPDATED SITE PLAN AS RECEIVED FROM NEIGHBOURING HOUSING DEVELOPMENT INCORPORATED.	20/01/2023	JS	PZ
P03	AMENDED IN LINE WITH REVISED CAR PARKING LAYOUT AND SPRINKLER TANK LOCATION. ISSUED FOR 'PLANNING'	21/12/2022	PZ	-
P02	ISSUED FOR COORDINATION	12/10/2022	JS	-
P01	ISSUED FOR 'PLANNING'	29/09/2022	PZ	JM
Rev.	Description	Date	Dim By	Chd By

Project	EASTHOUSES PRIMARY SCHOOL
Title	PROPOSED SITE PLAN
Client	HUB SOUTH EAST
Purpose	INFORMATION
Drawing Number	EHPS-JMA-ZZZZ-DR-A-PL-0101
Scale	1:500
Status	S3
Revision	P04

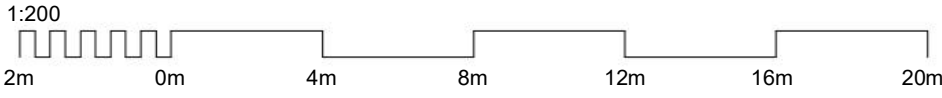
jmarchitects

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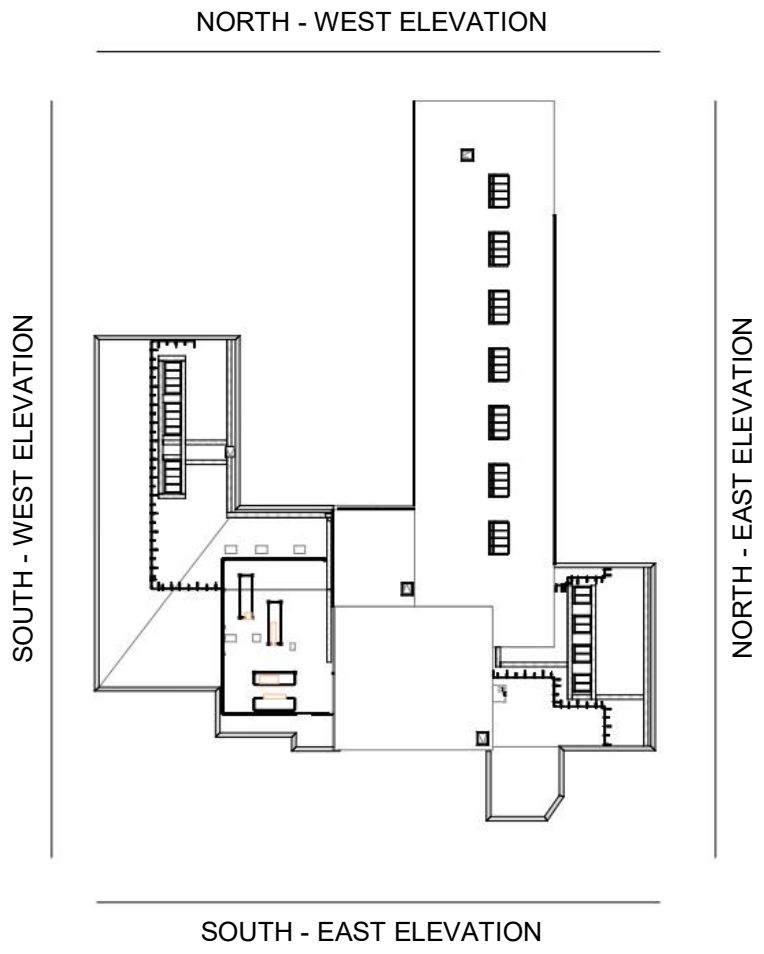
gla@jmarchitects.net
www.jmarchitects.net

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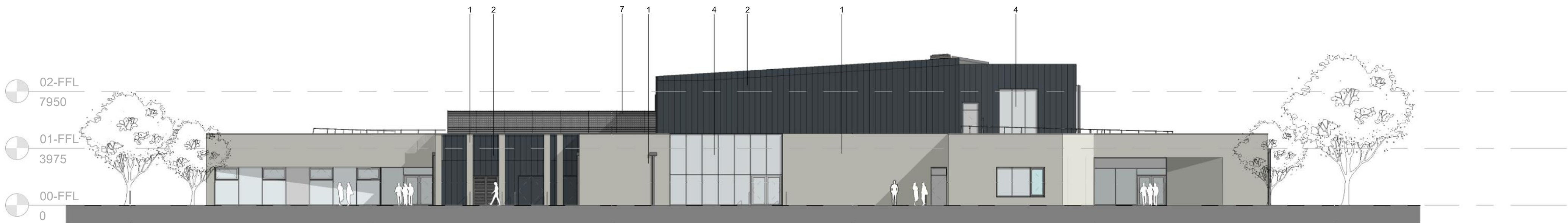
Structural information indicative only. To be confirmed by Structural Engineer.



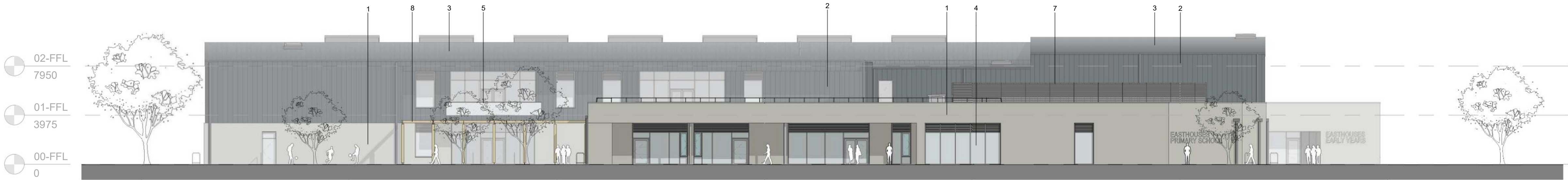
North - West Elevation
1 : 200



North - East Elevation
1 : 200



South - East Elevation
1 : 200



South - West Elevation
1 : 200

MATERIAL KEY:

1. Clay Facing brick (tumbled finish), colour: mid-grey multi
2. Aluminium standing seam cladding, colour: anthracite
3. Aluminium standing seam pitched roof, colour: anthracite
4. PPC aluminium framed triple glazed thermally-broken curtain walling / windows / doors / spandrel panels
5. Glass balustrades to classroom terraces
6. PPC aluminium fascia to classroom terraces
7. Metal louvred screening to plant deck area
8. Timber post and beam colonnade structure

P02	Elevations updated to show inclusion of new Roof hatches, current Plant layout and new rooflights arrangement. Fl longitudinal aluminium roof enlarged to create new roof access door. Window at end of the classrooms corridor changed to door per fire engineer's requirements. North windows sill height amended. South CW area reduced after Steelwork coordination. New signage added at Nursery Entrance. Operable panels added to Central School official Large meeting room CW. Ground floor general classrooms openings extended per daylight requirements. Parents room window tightly moved to stay under the soffit. Operable panel added to ASN Office opening. Changes on material key to reflect current design. Project status updated to S4.	25/01/2023	JM	P2
P01	First Issue.	29/09/2022	JS	P2
Rev	Description	Date	Dm By	Chk By

Project	EASTHOUSES PRIMARY SCHOOL	50 Bell Street Glasgow G1 1LQ
Title	PROPOSED ELEVATIONS	T : 0141 333 3920
Client	HUB SOUTH EAST	glasgow@jmarchitects.net www.jmarchitects.net
Purpose	PLANNING	Scale : 1:200 @ A1
Drawing Number	Project - Originator - Volume - Level - Type - Role - Class - Number	Status - Revision - JMA Project Number
EHPS-JMA-Z1-ZZ-DR-A-PL-2001	S4 P02	6917