

Notice of Meeting and Agenda



Planning Committee

Venue: Virtual Meeting,

Date: Tuesday, 12 October 2021

Time: 13:00

Executive Director : Place

Contact:

Clerk Name: Democratic Services
Clerk Telephone:
Clerk Email: democratic.services@midlothian.gov.uk

Further Information:

This is a meeting which is open to members of the public.

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1 Welcome, Introductions and Apologies

2 Order of Business

Including notice of new business submitted as urgent for consideration at the end of the meeting.

3 Declaration of Interest

Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

4 Minute of Previous Meeting

- 4.1 Minute of meeting of 31 August 2021 Submitted for Approval 3 - 10

5 Public Reports

- 5.1 Pre-application Consultation Report regarding Residential Development on land at the former Newbattle High School 11 - 16
- 5.2 Application for Erection of Intermediate Care Facility, Flats and associated works at Bonnyrigg (2100552DPP) 17 - 36

6 Private Reports

No items for discussion

7 Date of Next Meeting

Tuesday 23 November 2021 at 1 pm

Minute of Meeting

Planning Committee
Tuesday 12 October 2021
Item No: 4.1



Planning Committee

Date	Time	Venue
Tuesday 31 August 2021	1.00 pm	Via MS Teams

Present:

Councillor Imrie (Chair)
Councillor Alexander
Councillor Hackett
Councillor Hardie
Councillor Johnstone
Councillor McCall
Councillor McKenzie
Councillor Milligan
Councillor Muirhead
Councillor Russell
Councillor Small

In Attendance:

Peter Arnsdorf	Planning Manager
William Venters	Legal Services
Derek Oliver	Chief Officer Place
James Gilfillan	Consultant Policy and Planning
Janet Ritchie	Democratic Services Officer

1. Apologies

Apologies for absence were intimated on behalf of Councillor Cassidy, Councillor Curran, Councillor Lay-Douglas, Councillor Wallace, Councillor Parry and Councillor Munro.

2. Order of Business

The order of business was as set out in the Agenda.

3. Declarations of interest

No declarations of interest were intimated at this stage of the proceedings.

4. Minutes of Previous Meetings

The Minute of Meeting of 15 June 2021 was submitted and approved as a correct record.

5. Reports

Agenda No	Report Title	Presented by:
5.1	Mavisbank Conservation Area Character Appraisal and Management Plan.	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The purpose of this report was to seek the Committee's agreement to adopt the 'Conservation Area Character Appraisal and Management Plan' (CACAMP) for the Mavisbank Conservation Area, attached to the report as Appendix A.</p> <p>At its meeting of 24 November 2020 the Committee agreed to undertake a formal consultation on the 'Conservation Area Character Appraisal and Management Plan' for the Mavisbank Conservation Area which ran from 3 December 2020 to 15 February 2021.</p> <p>Five consultation responses have been received and are set out in detail in Appendix B attached to this report</p>		
Decision		
The Planning Committee agreed to adopt the Mavisbank Conservation Area Character Appraisal and Management Plan.		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.2	Pre- Application Consultation for a mixed use development comprising Class 4, 5 and 6 at land East of Salters Road, Dalkeith (21/00512/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The purpose of this report was to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for a mixed use development comprising of Class 4 (business), Class 5 (general industry) and Class 6 (storage and distribution) at land east of Salters Road, Dalkeith (21/00512/PAC).</p> <p>The pre-application consultation was reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional, without prejudice, planning view regarding the principle of development.</p> <p>The Planning Manager is responding to a comment regarding the traffic issues and potential improvements to the A68 bypass advised that if the application materialises on the back of this pre-application consultation a traffic assessment would be expected and the comments were noted. Also raised was the informal paths through the estate and that these are maintained and the issues of the gates into the Dalkeith Place estate which have been blocked up for many years and the possibility of these getting reopened, the Planning Manager confirmed that these comments would be taken into account and discussed with the Developers.</p>		
Decision		
<p>The Planning Committee noted:</p> <ul style="list-style-type: none"> a) The provisional planning position set out in this report; b) That any comments made by Members will form part of the minute of the Committee meeting. c) That the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application. 		
Action		
The Planning Manager		

Agenda No	Report Title	Presented by:
5.3	Application for Planning permission in principle for residential development and associated works at land north of Seafield Road, Bilston (19/01039/PPP)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>This application was for planning permission in principle for a residential development on land to the north of Seafield Road, Bilston.</p> <p>There have been four representations and consultation responses from the Coal Authority, the Scottish Environment Protection Agency (SEPA), Scottish Water,</p>		

Transport Scotland, the Council's Archaeological Advisor, Damhead and District Community Council, Roslin and Bilston Community Council, the Council's Policy and Road Safety Manager, the Council's Flooding Officer, the Council's Education Resource Manager, the Council's Environmental Health Manager and the Council's Land and Countryside Manager.

In response to comments made by the Committee the issues relating to the impact on local health services and the infrastructure was noted.

Decision

The decision was made to agree that planning permission be granted for the reasons detailed within the report and subject to the conditions also outlined within the report.

Action

The Planning Manager

Agenda No	Report Title	Presented by:
5.4	Section 42 Application to amend condition 10 and 11 imposed on a grant of Planning Permission (13/00681/DPP) for the continuation of landfill operations without erection of waste management complex at Drummond Moor landfill site, Rosewell (21/00101/s42)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The report outlined that the committee had previously granted the continuation of landfill operations without the erection of a waste management complex in November 2013 subject to conditions. This Section 42 application sought to amend the wording of Conditions 10 and 11 attached to planning permission 13/00681/DPP to amend the approved landfill restoration masterplan. Specifically, an amended restoration masterplan contours to provide a development platform, amended surface water drainage management /sustainable urban drainage system (SUDS) approach and amended restoration planting. These amendments are sought to accommodate a proposal for tourist accommodation (planning application 20/00268/DPP) due to be determined by the Planning Committee at its meeting on 31 August 2021.</p> <p>The report advised that there have been no representations received and consultation responses from; the Coal Authority, Scottish Water, Scottish Environment Protection Agency (SEPA), the Council's Flooding Officer and the Council's Environmental Health Manager. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.</p>		
Decision		
<p>The decision was made to agree that planning permission be granted for the reasons detailed within the report and subject to the conditions also outlined within the report.</p>		

Action
The Planning Manager

Agenda No	Report Title	Presented by:
5.5	Application for Planning Permission for erection of up to 64 Holiday Lodges, Reception, Amenity building and associated works at land at Drummond Moor, Rosewell (20/00268/DPP)	Peter Arnsdorf

Outline of report and summary of discussion

This application was for detailed planning permission for up to 64 holiday lodges and associated reception and amenity building, formation of access roads, footpaths, sustainable urban drainage system (SUDS) and associated works at land at Drummond Moor Landfill, Rosewell.

There were no letters of representation and consultation responses from the Coal Authority, Scottish Water, Scottish Environment Protection Agency (SEPA), Historic Environment Scotland (HES), Nature Scotland, the Council's Flooding Officer, the Council's Policy and Road Safety Manager, the Council's Environmental Health Manager, the Council's Land Resources Manager, the Council's Economic Development Manager, the Howgate Community Council and the Rosewell & District Community Council.

In responding to a questions raised with regards to the Local Development plan in relation to tourist accommodation and activities confirmed that the Local Development Plan takes this into consideration.

Decision

The decision was made to agree that planning permission be granted for the reasons detailed within the report and subject to the conditions also outlined within the report and that a direction be applied to the planning permission to increase the expiry timescale from 3 years to 5 years.

Action

The Planning Manager

Agenda No	Report Title	Presented by:
5.6	Application for Planning Permission for Subdivision of existing dwelling house to form two dwelling houses and associated works at 172 main street, Pathhead (21/00188/DPP)	Peter Arnsdorf

Outline of report and summary of discussion

The application was for the subdivision of an existing dwellinghouse, to form two dwellinghouses; the demolition of an existing extension; and erection of a new extension and associated works at a residential property at 172 Main Street, Pathhead. 172 Main Street, Pathhead is a listed building and within a conservation area.

There have been six letters of representation and consultation responses from Scottish Water, Transport Scotland, Tynewater Community Council, the Council's Archaeological Advisor, The Wildlife Information Centre and the Council's Policy and Road Safety Manager.

Councillor Smaill called this application to the Committee and highlighted the reasons for the call-in as detailed within the report and also highlighted the comments made by the Architectural Heritage Society of Scotland. There followed a lengthy discussion regarding this application and the design of the extension.

Thereafter Councillor Smaill moved a Motion to refuse the application and this was seconded by Councillor Russell.

Councillor Milligan moved an Amendment to grant planning permission as detailed within the report and this was seconded by Councillor Johnstone.

On a vote being taken by way of a roll call vote there was 3 votes for the Motion not to grant planning permission and 7 votes for the Amendment to grant Planning Permission that then became the decision of the committee. Details of the Roll Call vote are appended to the Minute.

Decision

The Committee agreed to grant planning permission subject to the conditions detailed within the report. The proposal would not have a detrimental impact on the character of the listed building or the conservation area; and would not have a significant detrimental impact on the amenity of local residents.

Action

The Planning Manager

6. Private Reports

No items for discussion

7. Date of Next Meeting

The next meeting will be held on Tuesday 12 October 2021

The meeting terminated at 13.31 pm

MIDLOTHIAN COUNCIL

DATE31 August 2021..... AGENDA ITEM NO5.6.....

SUBJECT: Application for Planning Permission for Subdivision of existing dwelling house to form two dwelling houses and associated works at 172 main street, Pathhead (21/00188/DPP)

ROLL CALL VOTE

Name	Motion – Against Planning Permission	Amendment – Grant Planning Permission	Abstain
	By: Cllr Smaill 2 nd : Cllr Russell	By: Cllr Milligan 2 nd : Cllr Johnstone	
Cllr Alexander		X	
Cllr Cassidy	Apologies	-	-
Cllr Curran	Apologies		
Cllr Hackett		X	
Cllr Hardie	X		
Cllr Imrie		X	
Cllr Johnstone		X	
Cllr Lay-Douglas	Apologies		
Cllr McCall		X	
Cllr McKernzie			X
Cllr Milligan		X	
Cllr Muirhead		X	
Cllr Munro	Apologies		
Cllr Parry	Apologies		
Cllr Russell	X		
Cllr Smaill	X		
Cllr Wallace	Apologies		
Cllr Winchester	Apologies		
TOTAL			

Decision: On a Roll Call Vote of those Members present having been taken, 3 voted for the Motion not to grant Planning Permission and 7 voted for the Amendment to Grant Planning Permission, which accordingly became the decision of the Committee



**PRE-APPLICATION CONSULTATION REPORT REGARDING
RESIDENTIAL DEVELOPMENT (FLATS AND DWELLINGHOUSES),
LANDSCAPING, ACCESS ROADS AND SUDS/DRAINAGE
INFRASTRUCTURE ON LAND AT THE FORMER NEWBATTLE HIGH
SCHOOL, EASTHOUSES ROAD, EASTHOUSES (21/00632/PAC)**

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development on land at the former Newbattle High School site, Easthouses Road, Easthouses (21/00632/PAC).
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

2 BACKGROUND

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 The pre-application consultation for a residential development on land at the former Newbattle High School, Easthouses Road, Easthouses, Dalkeith (21/00632/PAC) was submitted on the 27 July 2021.
- 2.3 As part of the pre-application consultation process, a public event would have been arranged in 'normal' times, however, this is no longer an option as a consequence of the ongoing Covid-19 public health emergency. Legislative requirements for pre-application consultations have been amended for a temporary period under the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. The changes remove the requirement for a public event, but as an alternative require

prospective developers to advertise where relevant consultation material can be viewed online. The legislation does not prescribe the method of consultation but the guidance does set out the Scottish Government's expectations - which includes giving interested parties the opportunity to make comment. On the conclusion of the online event the applicant could submit a planning application for the proposal.

- 2.4 In terms of submission timescales, the applicant could submit a planning application for the proposal from 20 October 2021 if they have undertaken appropriate pre application consultation.
- 2.5 Copies of the Proposal of Application Notice have been sent by the prospective applicant to the local elected members for Midlothian East, the Community Planning Partnership, Midlothian Health and Social Care Partnership, Midlothian Community Councils (Mayfield and Easthouses, Newtongrange, and Eskbank and Newbattle), Police Scotland (Secured by Design) and Scottish Fire and Rescue.
- 2.6 On the conclusion of two virtual public events (6 September 2021 between 15.00 and 18.00 and 20 September 2021 between 17:00 and 20:00) the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a virtual public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

3 PLANNING CONSIDERATIONS

- 3.1 In assessing any subsequent planning application, the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The site comprises a parcel of land measuring approximately 6.8 hectares located on land between Easthouses and Newtongrange. The majority of the site is designated as open space (previously school playing/sports fields) under policy DEV8 in the Midlothian Local Development Plan 2017 (MLDP). The site is also located within an area identified as a High Risk Area in terms of its coal mining legacy. The site is within the built area of Easthouses and therefore within the policy remit of MLDP policy DEV2 (within a built up area).
- 3.4 The site is bound to the south by residential development that falls within the Newtongrange Ward; permission was granted by the Committee at its meeting in October 2018 for 79 dwellings and

associated works under application ref: 18/00308/DPP. To the north the site is bound by land with an extant planning permission for a primary school and nursery consented under application ref: 19/00763/DPP. The site is bound to the east by Morris Road and beyond the new Newbattle High School and associated facilities. The west of the site is bound by agricultural land that is subject to a number of MLDP allocations (that do not cover the application site) including; Newbattle Strategic Greenspace (ENV3), Prime Agricultural Land (ENV3), Newbattle Conservation Area (ENV19) and Newbattle Abbey Designated Garden/ Landscape (ENV20).

- 3.5 The site is within 50m of the Newbattle Woods Local Biodiversity Site to the north.
- 3.6 The key planning considerations pertaining to the principle of development are MLDP policies DEV2 and DEV8. The site is within the built up area where there is usually a presumption in favour of appropriate development, however the site is protected in the MLDP as open space.
- 3.7 Policy DEV 2 sets out that development within residential areas will be permitted where it can safeguard the existing character and amenity of the area. As such there is a presumption in favour of development in these locations. No detailed plans are submitted as part of this PAN process but considering the neighbouring land uses, the proposed development could be capable of preserving the character and amenity of the area. Particular consideration will need to be given to the setting of Newbattle Abbey Designated Garden Landscape and Newbattle Conservation Area to the west.
- 3.8 Despite the above presumption in favour of development, policy DEV 8 sets out that development will not be permitted within areas designated as open space where:
- 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.*
- 3.9 The proposals would be within land designated as open space and would result in the permanent loss of it. It is further noted that the site is identified as a greenspace within the Council's Green Network Supplementary Planning Guidance (SPG) document. In view of this, the proposed development would conflict with policy DEV8. Should a planning application come forward the development would have to present material considerations in order for the development to be supported. A further assessment of the proposals will have to be made against policy DEV8 and the Open Space standards in order to fully assess any harm with regard to the loss of open space – it would need to be demonstrated that if development were to take place

sufficient open space in terms of quality and quantity would remain in the local area and the benefits of the proposed development outweigh the loss of open space.

- 3.10 In addition to the above principle of development, consideration will also have to be given to design matters, particularly for any future application seeking detailed planning permission. This would include layout, siting, design, appearance, materials, landscaping, open space, parking etc. in order to ensure compliance with sustainable place-making policies within the MLDP.

4 PROCEDURES

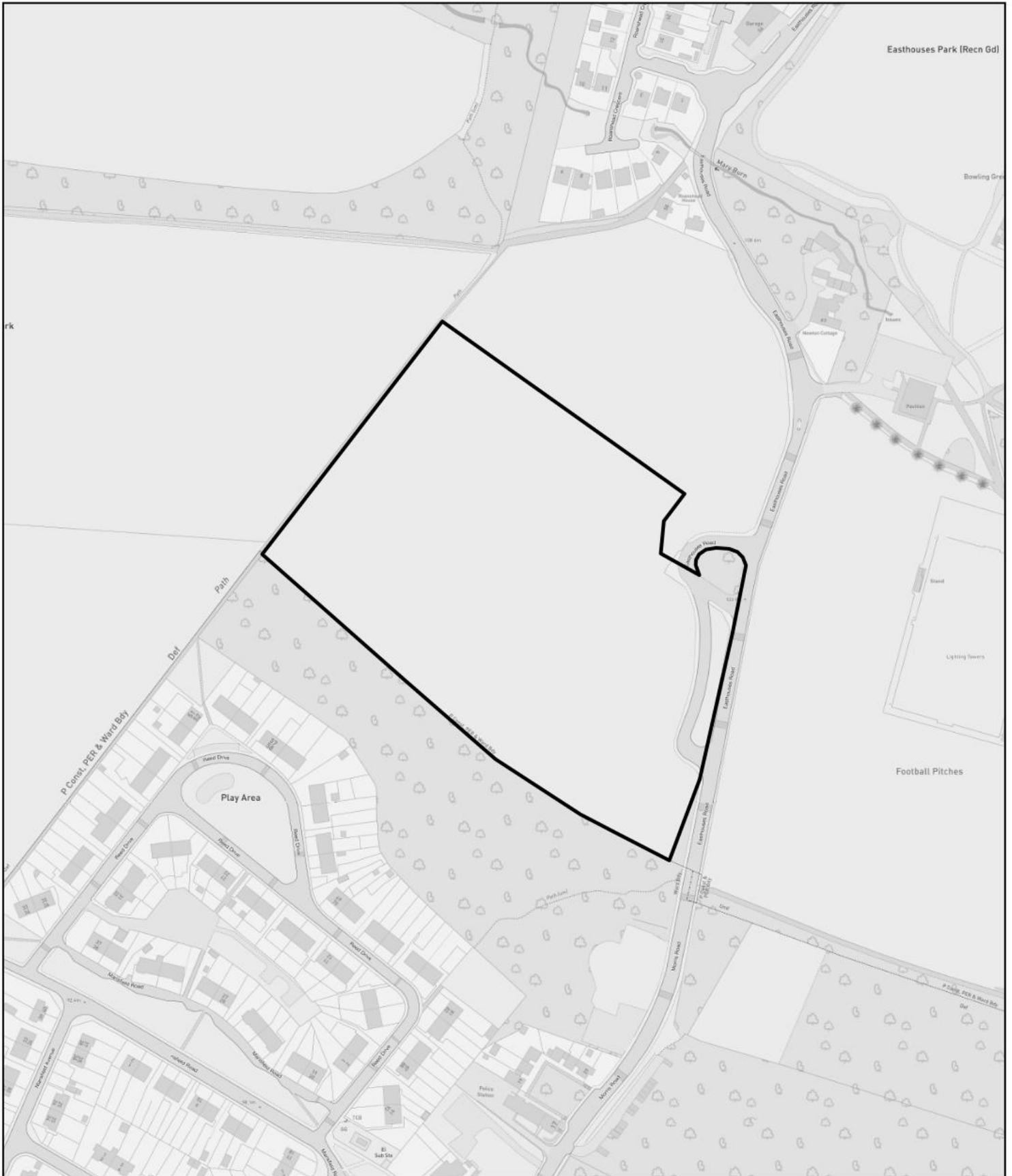
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

5 RECOMMENDATION

- 5.1 It is recommended that the Committee notes:
- a) the provisional planning position set out in this report;
 - b) that any comments made by Members will form part of the minute of the Committee meeting; and
 - c) that the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

Peter Arnsdorf
Planning Manager

Date:	4 October 2021
Application No.	21/00632/PAC
Applicant:	Smith Scott Mullan Associates
Validation Date:	27 July 2021
Contact Person:	Hugh Shepherd
Email:	Hugh.Shepherd@midlothian.gov.uk



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Residential development (flats and dwellinghouses),
landscaping, access roads and SUDS/drainage infrastructure |
Newbattle High School Easthouses Road Easthouses Dalkeith
EH22 4EW

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File No: 21/00632/PAC



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Scale: 1:3,000
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APPLICATION FOR PLANNING PERMISSION 21/00552/DPP FOR ERECTION OF INTERMEDIATE CARE FACILITY; ERECTION OF EXTRA CARE FACILITY WITH 46 FLATS; EXTENSION TO EXISTING ANNEXE BUILDING TO FORM DAY CARE FACILITY AND OFFICE SPACE; FORMATION OF ACCESS, PARKING AND LANDSCAPING; AND ASSOCIATED WORKS AT LAND AT THE FORMER ST MARY'S PRIMARY SCHOOL AND 62A POLTON STREET, BONNYRIGG

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of a two storey intermediate care facility (30 bedrooms and 10 one bedroom rehabilitation flats); a three storey extra care housing building (39 one bedroom flats and 7 two bedroom flats); and the conversion of a single storey listed building to create 326sqm of day care space. The site is located on land to the south west of Bonnyrigg town centre, Polton Street, Bonnyrigg.**
- 1.2 There has been one letter of representation and consultation responses from the Coal Authority, Scottish Water, Bonnyrigg and Lasswade Community Council, the Council's Archaeological Advisor, the Council's Biodiversity Advisor, the Council's Environmental Health Manager and the Council's Policy and Road Safety Manager.**
- 1.3 The relevant development plan policies are STRAT2, DEV2, DEV5, DEV6, TRAN5, IT1, ENV9, ENV10, ENV18, ENV22 and ENV25 of the Midlothian Local Development Plan 2017. The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is situated to the south west of Bonnyrigg town centre on the main approach into the town from Rosewell. Until recently there were three buildings on the site: the two storey Dundas Buildings, a stone and render building dating from the late 19th century; the category C listed single storey annexe building; and the two storey early to mid-20th century former St Mary's Primary School. Dundas Buildings was demolished in August and September 2021. Demolition of the former primary school is ongoing. Dundas Buildings and its annexe were built**

as school buildings but were used for many years as Council offices until 2015. St Mary's Primary School moved to a new site on Rosewell Road in August 2020.

- 2.2 The site is level and measures 0.92 hectares in area. The open ground on the site formerly consisted of areas of tarmac (parking, access roads and playground space) and an all-weather play area and sports pitch; at the time of writing the site was mostly covered by materials from the demolished buildings. The annexe building is a Category C listed building. It is a single storey building in Queen Anne style with a slate roof and walls faced with brick and sandstone dressings.
- 2.3 The surrounding area is predominantly residential with two storey properties to the south west and south east; single storey buildings to the north east; and a mix of two and three storey buildings to the north west. The site is bounded by roads (Polton Street, Moorfoot View and Moorfoot Place) on three sides and by the rear gardens of houses on Union Park to the north east.

3 PROPOSAL

- 3.1 The former Dundas Buildings and former St Mary's Primary School have both been demolished. The demolition works are permitted development and did not require an application for planning permission. An intermediate care facility (ICF) will be built on the site of the former Dundas Buildings. It will be a two storey flat roofed building with a central external courtyard and a raised corner feature at the junction of Polton Street and Moorfoot View. The design is contemporary and finish materials will include brick for the walls and a green roof. The building will have a 36.5m long frontage facing onto Polton Street and a 60m long frontage facing onto Moorfoot View; the remaining elevations will face onto circulation, access and parking areas shared with the other two uses at the car campus.
- 3.2 Intermediate care facilities provide a bridge between hospital and home and vice versa. They provide space for rehabilitation, assessment, interim placement, emergency support and respite care. Such facilities provide a vital role in minimising the duration of hospital stays and maximising the length of time that people can continue to live at home for as long as possible. The proposed ICF will provide accommodation in 30 individual bedrooms and 10 one bedroom rehabilitation flats. In addition to the accommodation spaces the building will include lounge spaces, dining rooms, rehabilitation rooms, a café/hub space, a catering kitchen, laundries, offices and staff meeting/training spaces. The ICF is intended to replace an existing ICF at Highbank in Dalkeith which no longer meets modern care standards and practices.
- 3.3 In place of the former St Mary's Primary School there will be erected an extra care housing block. The building will be three storeys in height

and will have a flat roof. The building will have an L shaped plan with the long leg (57.3m in length) fronting onto Moorfoot View and the short leg (51m in length) facing onto the shared circulation, access and parking space. A landscaped garden area will be provided at the rear of the building. The design is contemporary and external walls will be finished with brick, profiled pre-cast concrete panels and standing seam zinc.

- 3.4 Extra care housing (ECH) provides accommodation that offers an alternative to residential care for frailer older people or those diagnosed with a variety of degenerative conditions. It offers an opportunity for residents to live in their own flats which have been designed to facilitate easy delivery of care in a domestic setting. The building will contain 39 one bedroom flats, 7 two bedroom flats, shared lounge areas, a dining room, kitchen, treatment space, offices and staff facilities.
- 3.5 The existing annex building will be converted to provide a day care service that will be shared between Council services and Third Sector day care providers. The existing hall space within the building will be re-purposed as a gathering/social space for building users. Day care services will be provided in the western bay of the building and office space for Third Sector partners will be provided in the eastern bay. An existing flat roofed infill extension at the rear will be re-clad with terracotta cladding and an enlarged entrance will be created, this will become the main entrance to the building. The existing brickwork, stonework, timber windows and slate roof will be repaired and, where necessary, replaced.
- 3.6 The campus will have a pedestrian access from Polton Street via a hard landscaped public realm space situated between the ICF and the day care building. Vehicular access will be from Moorfoot View via a junction located between the ICF and ECH buildings. The junction will provide access to circulation space, service areas and parking spaces. The campus will be provided with 48 parking spaces.

4 BACKGROUND

- 4.1 A pre-application consultation (21/00088/PAC) process, for the current proposals, was reported to the Planning Committee at its meeting of April 2021. The consultation was carried out, in a virtual form, during April and May 2021.
- 4.2 Listed Building Consent application 21/00554/LBC for works associated with the current planning application is currently being held in abeyance pending the Committee's decision.
- 4.3 As part of the assessment of the current application the planning authority issued a screening opinion for the current proposals advising that an Environmental Impact Assessment (EIA) was not required.

5 CONSULTATIONS

- 5.1 The **Coal Authority** does not object to the application subject to any consent including a condition to secure a statement confirming that any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity has been completed. The Coal Authority initially objected to the application on the grounds that the footprint of the ECH building was within the influencing distance of a recorded mine entry. Following submission of additional information on the location of the mine entry and its distance from the proposed building the objection was removed.
- 5.2 **Scottish Water** does not object to the application. The water supply will be fed from Rosebery Water Treatment Works; there is sufficient capacity at present. The foul water drainage will be dealt with by Edinburgh Waste Water Treatment Works; there is sufficient capacity at present. However, Scottish Water is unable to reserve capacity at its water and/or waste treatment works. Once a formal connection application is submitted to Scottish Water, if planning permission has been granted, the availability of capacity will be reviewed and the applicant advised accordingly.
- 5.3 The response advises that for reasons of sustainability Scottish Water do not accept surface water drainage connections into the combined sewer system. There may be limited exceptional circumstances where connection, for brownfield sites only, will be allowed. Significant justification will be required from the applicants taking account of various factors including legal, physical and technical challenges.
- 5.4 **Bonnyrigg and Lasswade Community Council** supports the proposal. The Community Council offered the following comments:
- The facilities and employment that the development will bring to the town centre are seen as an asset for the town;
 - The Community Council is supportive of the “20 minute neighbourhood” concept. These facilities will be within walking distance for many;
 - The retention and reuse of the listed building is welcomed; and
 - The attempt to maximise parking on the site is helpful, however the Community Council is concerned that the proposal will increase demand for on-street parking. The street parking situation should be kept under review and, if it proves problematic, measures put in place to ameliorate local issues.
- 5.5 The Council’s **Archaeological Adviser** does not object to the application. Furthermore, they carried out a basic photographic recording of the two demolished buildings prior to demolition. The details of the recording will be entered into the Historic Environment Record for Midlothian.

- 5.6 **The Council's Biodiversity Advisor**, The Wildlife Information Centre (TWIC) does not object to the application. The application is supported by a Bat Survey Report, the consultee has confirmed that the report is generally thorough and comprehensive. No evidence of bat roosts were found.
- 5.7 The Council's **Environmental Health Manager** does not object to the application subject to any consent including conditions to address any possible contaminated land issues and to control noise emissions.
- 5.8 The Council's **Policy and Road Safety Manager** does not object to the application subject to any consent including conditions to secure details of a Green Travel Plan for staff, secure cycle parking and electric vehicle charging points.

6 REPRESENTATIONS

- 6.1 There has been one representation received, which can be viewed in full on the online planning application case file. A summary of the main points raised are as follows:
- No details have been provided of the boundary of the proposed car parking area and ECH garden with the boundary walls of gardens on Union Park; and
 - A hedge would provide poor protection from exhaust gases and accidental collision; a fence or wall built along the boundary of the site would offer better protection.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan, adopted in November 2017. The following policies are relevant to the proposal:

Midlothian Local Development Plan 2017 (MLDP)

- 7.2 Policy **STRAT2: Windfall Housing Sites** supports housing on non-allocated sites within the built-up area provided: it does not lead to loss or damage of valuable open space; does not conflict with the established land use of the area; has regard to the character of the area in terms of scale, form, design and materials and accords with relevant policies and proposals.
- 7.3 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.4 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.

- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.9 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.
- 7.10 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 environmental.
- 7.11 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.
- 7.12 Policy **ENV22: Listed Buildings** does not permit development which would adversely affect the character or appearance of a listed building, its setting or any feature of special architectural or historic interest.
- 7.13 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.

National Policy

- 7.14 Section 6 of the **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997** states that works for the demolition of a listed building ; or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest must be authorised.
- 7.15 **Scottish Planning Policy** (SPP) states that in assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving and enhancing the building, its setting and any features of special architectural or historic interest which it possesses.
- 7.16 Policy **HEP2** of the Historic Environment Policy for Scotland (HEPS) states that decisions affecting the historic environment should ensure that its understanding and enjoyment, as well as its benefits are secured for present and future generations.
- 7.17 Policy **HEP3** of the Historic Environment Policy for Scotland (HEPS) states that plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.
- 7.18 Policy **HEP4** of the Historic Environment Policy for Scotland (HEPS) states that changes to specific assets and their context should be managed in a way that protects the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised.
- 7.19 Policy **HEP5** of the Historic Environment Policy for Scotland (HEPS) states that decisions affecting the historic environment should contribute to the sustainable development of communities and places.
- 7.20 The **Historic Environment Scotland** guidance note Managing Change in the Historic Environment: Extensions, is of relevance to this proposal. The guidance note states that new work must acknowledge the old and identifies five possible approaches for this:
- *Restoration*, whereby alterations seek to restore the appearance of a building to an optimum point in its history.
 - *Replication*, whereby additions seek to accurately match the design, dimensions (both overall and in detail) and finish materials of the building.
 - *Complementary additions*, whereby additions take the profile, massing, bay rhythm, scale and proportion of the existing

building as the design cues. An approach such as this would not seek to replicate the detail of the original design.

- *Deferential contrast*, whereby the new addition becomes a self-effacing backdrop to the old.
- *Assertive contrast*, whereby the new additions is to be considered as a more or less equal partner to the old. The combination of the new and old should be of greater lasting value than either on its own.

7.21 The guidance note states:

It is difficult to lay down hard and fast rules for new work when much will depend upon the site, the landscape, the scale and form both of the existing building and of the addition or extension proposed. The following basic principles will, however, apply:

- *An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.*
- *Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.*
- *An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.*
- *An extension should be modestly scaled and skilfully sited.*
- *Fire escape routes may be internal wherever space can be created without damaging important interior work. Where an external escape stair is necessary, it should be located as reversibly and inconspicuously as possible, and not on principal elevations.*

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 representation and consultation responses received are material considerations.

Principle of Development

8.2 The application site is located within the built up area of Bonnyrigg where there is a presumption in favour of appropriate development. In such circumstances MLDP policy STRAT2 supports the principle of windfall housing development (which can include residential care and associated development). The application site is situated within a residential area and as such the site is not inherently unsuitable for the proposed development and the consultations carried out have not

highlighted any overriding reasons as to why the site could not be redeveloped for residential care and associated uses. Generally, it is considered that a residential care use of the site is compatible with the character of the area. The principal planning issues relate to the assessment of the appropriateness of the scale, mass and proportions of the development, the design, material finish, layout, amenity space, access and parking and impact on local amenity.

Design and Layout

- 8.3 The proposed layout creates strong street frontages on Polton Street and Moorfoot View and enhances the streetscape when compared to the previous arrangement. The building height for the ICF building is in keeping with the scale of the majority of buildings in the surrounding area and will be similar in height to the ridge height of the listed annexe building. The ECH building will have an additional storey when compared to the former St Mary's Primary School, however the floor heights and roof design of the former building mean that the new building will be lower in height than the former building.
- 8.4 The two new buildings will each have their own contemporary individual designs and palette of finish materials. The designs respond to the character and context of the surrounding area and to the other buildings on the shared campus. Having a single architectural practice responsible for the whole campus has ensured that there is a commonality of approach across the three buildings. Redeveloping the site as a whole, rather than in piecemeal stages, has enabled the scheme to incorporate improvements to the pedestrian access, public realm, vehicular access, service arrangements and parking layout when compared the previous longstanding site layout.
- 8.5 The proposals for the listed building will retain and refurbish its historic features. The external appearance of the street elevation will remain the same however the main entrance for users of the building will be moved to the rear of the building. An existing flat roofed brick infill area between the two main bays of the building will be altered to create a new entrance and re-clad to clearly differentiate the main building entrance. Moving the entrance to the rear will create a safer entrance area for building users, away from Polton Street, and improve the relationship with the wider campus. The distance between the listed building and the ICF will be similar to the historic relationship between Dundas Buildings and the annexe.

Amenity of Local Residents

- 8.6 The former St Mary's Primary School building was situated adjacent to the site's boundary with the gardens of houses on Union Park. The proposed layout has flipped the building footprint on this portion of the site so that the ECH will front onto Moorfoot View and the internal campus circulation space. This will create a more attractive

streetscape and will also ensure that overshadowing and overlooking of the Union Park gardens is significantly reduced when compared to the previous situation. Finalised details of boundary treatments between the site and the boundary wall with the Union Park gardens will be secured via condition; the boundary treatments plan submitted with the application shows a 1.8m high timber fence along the edge of the car park and a 1.1m high post and wire fence along the edge of the ECH garden area.

- 8.7 Residents on Moorfoot View will experience a change in their outlook, however the new buildings will be in keeping with the scale of the former buildings on the site and the relationship between the buildings on the site and Moorfoot View will be similar to other urban areas within Midlothian. The properties on Moorfoot View will not be significantly overlooked and will not experience any overshadowing.

Access and Transportation

- 8.8 The application is supported by a Transport Statement which includes estimates on trip generation for the proposed uses. The trip generation estimates have been prepared using TRICS which is a system that compiles the results of over 8000 directional transport surveys relating to more than 110 types of development. The system uses data from across the UK and Ireland and allows users to set various constraints in order to generate estimated figures based on surveys from similar sites. TRICS is a widely used by transport consultants and roads authorities.
- 8.9 TRICS data for assisted living sites (the closest approximation to extra care housing) and care homes (the closest approximation to the intermediate care facility and day care uses) has been compared with data for the previous use categories on the site, i.e. a primary school and office use, in order to assess any changes when compared to the previous uses of the site. It is estimated that there will be significant reductions in peak hour trip generation (a reduction of 90 trips between 08:00 and 09:00) and an overall reduction of 64 trips between the hours of 06:00 and 21:00. There will be some increase in trip generation during the day (10:00 to 15:00) but this will be in the range of 13 to 16 trips per hour. The trip estimates include both in and out vehicle movements i.e. 9 vehicles arriving and 4 leaving would constitute 13 trips. The proposed use is likely to result in an overall reduction in trip generation to the site. The Transport Statement has been assessed by the Council's Policy and Road Safety Manager who has not raised any concerns with the statement and its conclusions.
- 8.10 The proposed parking layout includes 48 parking spaces, including 3 electric vehicle charging bays. The parking provision has been calculated based on parking provision at the Council's existing ICF at Highbank and on a Council ECH development at Cowan Court in

Penicuik. The Council's Policy and Road Safety Manager has not raised any concerns with the proposed parking levels.

- 8.11 The Transport Statement indicates that a green travel plan (GTP) will be adopted to help minimise staff car journeys, details of the GTP can be secured via condition.

Ground Conditions

- 8.12 The application is supported by a Geotechnical Design and Environmental Risk Assessment Report. The report identifies the need for cementitious grouting to consolidate unrecorded mineworking within the site. A validation report confirming that the necessary mitigation measures have been satisfactorily completed can be secured via condition.

9 RECOMMENDATION

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

The site is within the built-up area of Bonnyrigg and the proposed development will be in keeping with the scale and character of the surrounding area and will not have a significant detrimental impact on the residential amenity of the area. The proposal therefore complies with policies STRAT2, DEV2, DEV5, DEV6, TRAN5, IT1, ENV9, ENV10, ENV18, ENV22 and ENV25 of the Midlothian Local Development Plan 2017.

- 9.2 Subject to the following conditions:

1. 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 supplement the Geotechnical Design and Environmental Risk Assessment Report submitted on 30 June 2021 and shall include:
 - i. Further justification is required on the omission of phytotoxic risk assessment;
 - ii. Further commentary on the following items relating to the gas risk assessment:
 - a. The potential effects of grouting on the ground gas regime and alteration of preferential pathways.
 - b. The risks posed from ground gases including carbon monoxide and hydrogen sulphide to construction workers.
 - iii. Post demolition investigation complying with the recommendations in Chapter 12.0 of the Geotechnical Design and Environmental Risk Assessment Report; and
 - iv. A Remediation Strategy document, including a Verification Strategy for the installation of ground gas protection measures in accordance with the CIRIA C735 document 'Good Practice on the Testing and Verification of Protection Systems for Buildings against Hazardous Ground Gases'.

2. On completion of any decontamination/remediation works required as a result of the scheme to deal with contamination, referred to in Condition 1, and prior to any building on the site being occupied or brought into 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 building on the site shall be occupied or brought into use unless or until the Planning Authority have approved the required validation.

Reason for conditions 1 and 2: 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.

3. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made, safe and stable for the approved development shall be submitted to the planning authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. This should include the submission of the approved site layout plan which illustrates the exact location of the on-site mine entry, and its no build exclusion zone.

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

4. 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 (to BS 5837:2012) and in the case of damage, restored;
 - iii proposed new planting including trees, shrubs, 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. 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
- 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 (vi). 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 guidance and advice.

5. 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. Unless otherwise approved in writing by the planning authority the glazing and ventilation specifications of the windows shall comply with the recommendations contained in Section 5 and Appendix B of the approved Noise Impact Assessment.

Reason: In the interest of protecting the character and appearance of the area; the amenity of future residents or occupiers; and so as to comply with policies DEV2 and ENV18 of the Midlothian Local Development Plan 2017.

6. Development shall not begin until details of the provision and use of electric vehicle charging stations 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.

Reason: To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan 2017.

7. Development shall not begin until details, including a timetable of implementation, of high speed fibre broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of the building. The delivery of high speed fibre broadband shall be implemented as per the approved details or such alternative as may be approved in writing by the planning authority.

Reason: To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure; and to comply with policy IT1 of the Midlothian Local Development Plan 2017.

8. Development shall not begin until details of a scheme to deal with surface water drainage 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 that the development is provided with adequate surface water drainage; and to ensure that development complies with policies ENV9 and ENV10 of the Midlothian Local Development Plan 2017.

9. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development, 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 by the planning authority.

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

10. Development shall not begin until details, including a timetable of implementation, of "Percent for Art" 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 by the planning authority.

Reason: To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies in the

Midlothian Local Development Plan 2017 and national planning guidance and advice.

11. No development shall begin in any part of the site until the following additional procedures have been completed:
 - a) The developer has submitted to the planning authority details of the measures it proposes to ensure that all the flats in the extra care housing are occupied in perpetuity only as affordable housing as defined in the Midlothian Local Development Plan 2017;
 - b) The planning authority has approved the measures, submitted to discharge requirement 11 a) above, in writing; and
 - c) The developer has provided documentary evidence to the planning authority that the measures that the planning authority has approved are in place and the planning authority has confirmed in writing that the provision that has been made is satisfactory.

Reason: *The application has been assessed on the basis that the development provides affordable housing and this condition is essential in order to ensure that the flats/dwellinghouses remain available for occupation by people on modest incomes to meet locally the identified needs of people who cannot afford to buy or rent housing generally available on the open market.*

12. 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.*

13. Prior to any of the buildings being brought into use, a Green Travel Plan (GTP) shall be submitted to and approved in writing by the planning authority. The GTP detail the range of measures that will be implemented in order to reduce the vehicle impact of the development and encourage active travel, with particular focus on staff working at the Intermediate Care Facility, Day Care Centre and Extra Care Housing. Use of the premises thereafter shall comply with the terms of the GTP, or such alternatives as may be agreed in writing by the planning authority.

Reason: *To ensure there is no adverse impact on highway safety and in the interests of sustainability.*

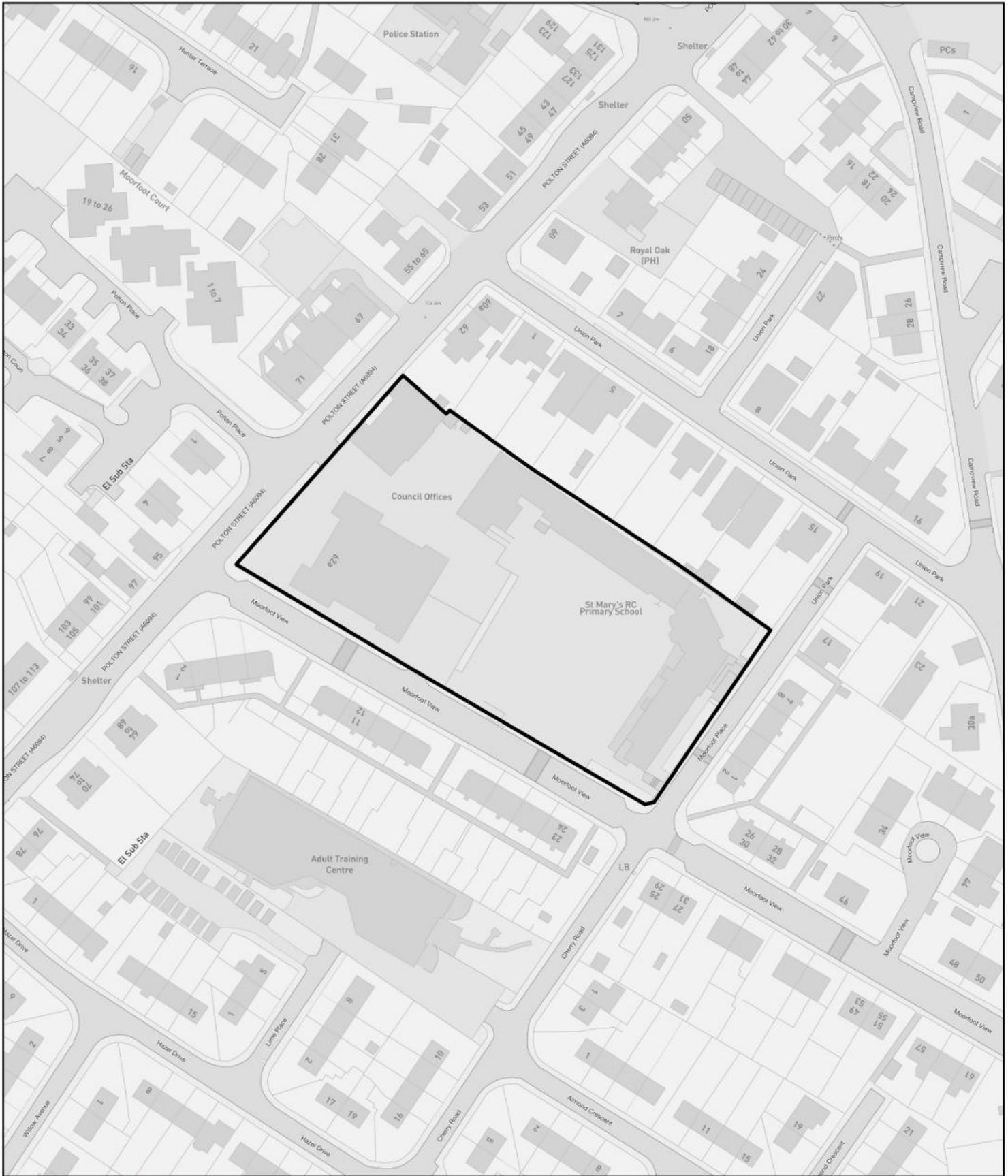
14. The design and installation of all plant, machinery and equipment shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) or NR 25 if the noise is tonal and NR 25 night-time (23:00 to 07:00 hrs) or NR 20 if the noise is tonal as measured from within any living 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: *To safeguard the amenity of occupants and residents of the buildings.*

Peter Arnsdorf
Planning Manager

Date: 4 October 2021

Application No: 21/00552/DPP
Applicant: Midlothian Council
Agent: Collective Architecture
Validation Date: 8 July 2021
Contact Person: Graeme King
Email: graeme.king@midlothian.gov.uk
Background Papers: 21/00088/PAC & 21/00554/LBC



Planning Service
Place Directorate
 Midlothian Council
 Fairfield House
 8 Lothian Road
 Dalkeith
 EH22 3AA

Erection of Intermediate Care Facility; erection of Extra Care Facility with 46 flats; extension to existing Annexe building to form Day Care Facility and office space; formation of access, parking and landscaping; and associated works | Former St Mary's Primary School and 62A Polton Street Bonnyrigg

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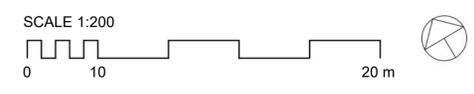




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E 330700000

REV.	REVISION NOTE	DATE	BY
C	Parking updated	01/04/21	FW
D	Parking and extra care footprint updated	07/04/21	FW
E	Parking revised, substation added	21/05/21	FW
G	Refuse stores added	23/06/21	FW
F	Parking revised to accommodate refuse vehicle tracking	02/06/21	FW
H	Planning issue	25/06/21	FW



Planning			
NOTES -			
DO NOT SCALE FROM DRAWING			
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REFER TO ENGINEERS' DRAWINGS FOR ALL STRUCTURAL, HEATING, LIGHTING, POWER, EXTERNAL AND UNDERGROUND DRAINAGE AND VENTILATION INFORMATION			
ALL BUILDING WORKS TO COMPLY IN ALL RESPECTS TO CURRENT BUILDING STANDARDS FOR COUNTRY IN WHICH SITE IS LOCATED.			

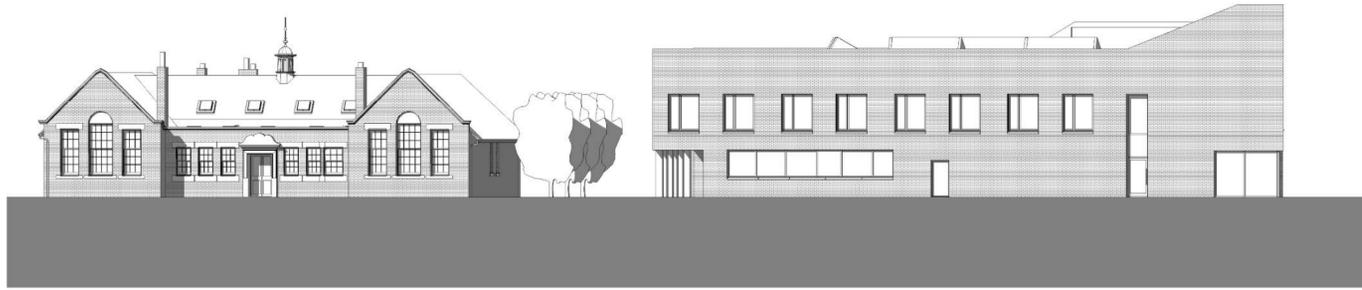
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PROJECT - Polton Street Intermediate Care Facility			
DRAWING - Proposed Site Plan			
DATE -	BY -	SCALE -	
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JOB NO -	CHKD -	DRWG NO -	REV -
20149	FW	GA-010	H

COLLECTIVE ARCHITECTURE

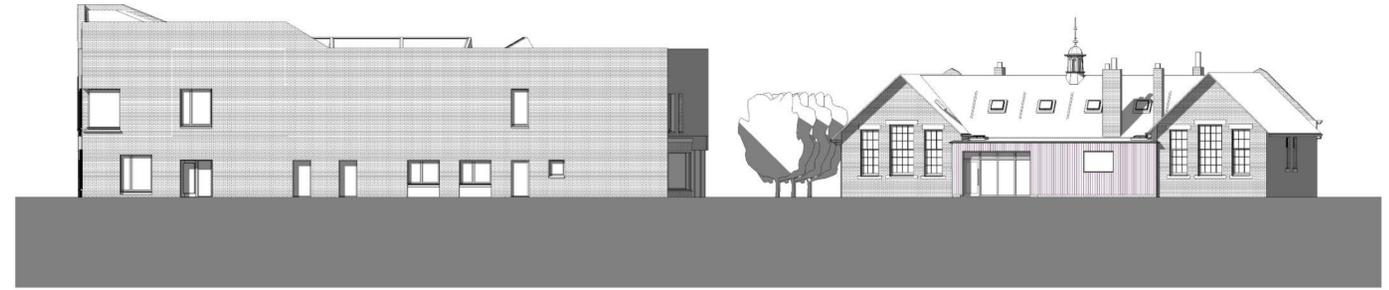
MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB
TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888

24 AINSLIE PLACE, EDINBURGH, EH3 6AJ
TELEPHONE +44 (0)131 516 2270

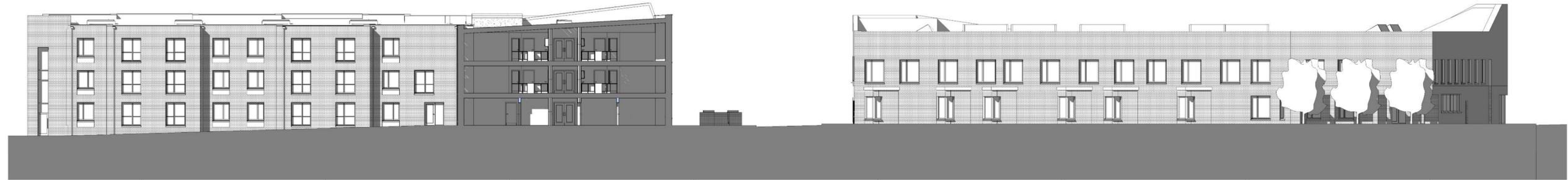
EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
WWW.COLLECTIVEARCHITECTURE.CO.UK



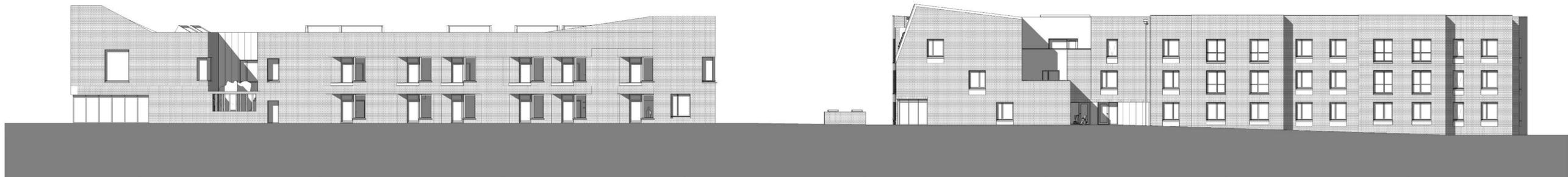
Polton Street Elevation
1 : 200



South Elevation - Intermediate Care Facility and Annexe
1 : 200

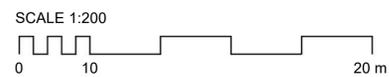


East Elevation
1 : 200



Moorfoot View Elevation
1 : 200

REV.	REVISION NOTE	DATE	BY



Planning

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CLIENT - Midlothian Council		
PROJECT - Polton Street Intermediate Care Facility		
DRAWING - Proposed Site Elevations		
DATE -	BY -	SCALE -
	SL	1 : 200 @ A1
JOB NO -	CHKD -	DRWG NO -
20149	FW	EL-010
		REV -

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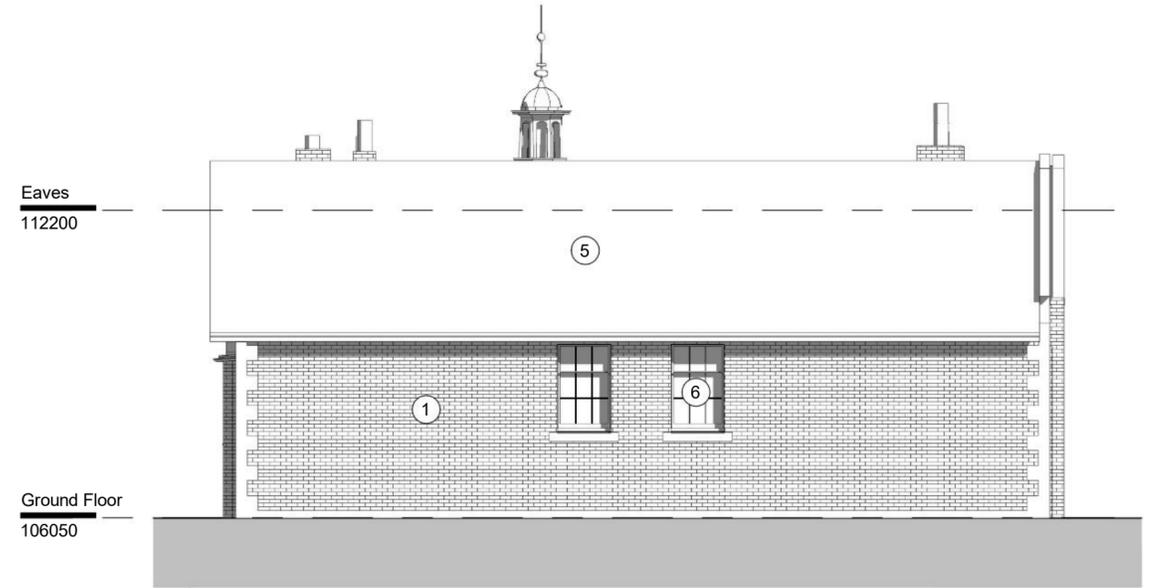
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TELEPHONE +44 (0)131 516 2270

EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
WWW.COLLECTIVEARCHITECTURE.CO.UK

- ① Existing red / buff multi facing brick
- ② Sandstone quoin and base courses
- ③ Vertical terracotta cladding
- ④ Triple glazed PPC aluminium window/screen
- ⑤ Existing slate roof retained and repaired where necessary
- ⑥ Existing sash and case windows retained (or replaced if necessary on like for like basis)
- ⑦ New low profile rooflight to replace existing domed rooflights
- ⑧ Brick plinth to cladding
- ⑨ New single ply membrane roof to replace existing felt roof



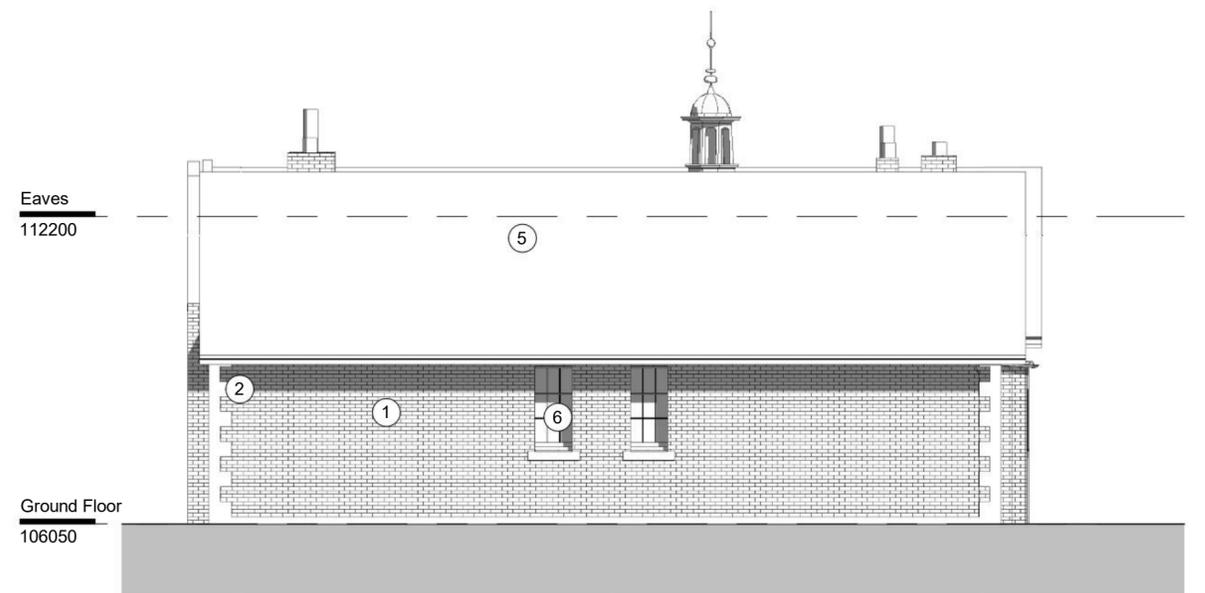
Proposed North Elevation
1 : 100



Proposed East Elevation
1 : 100

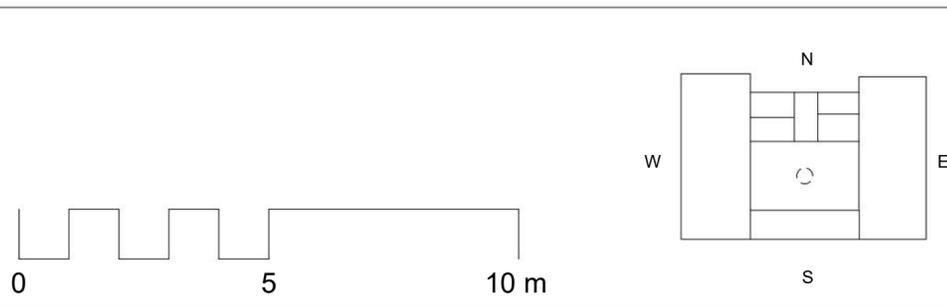


Proposed South Elevation
1 : 100



Proposed West Elevation
1 : 100

REV. -	REVISION NOTE -	DATE -	BY -



Planning

NOTES -

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ALL BUILDING WORKS TO COMPLY IN ALL RESPECTS TO CURRENT BUILDING STANDARDS FOR COUNTRY IN WHICH SITE IS LOCATED.

CLIENT - Midlothian Council			
PROJECT - Polton Street - Annexe Day Care			
DRAWING - Annexe Day Care - Proposed Elevations			
DATE -	BY -	SCALE -	
	CM	As indicated @ A2	
JOB NO. -	CHKD -	DRWG NO. -	REV. -
20149	FW	GA-202	

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