

APPLICATION FOR PLANNING PERMISSION 14/00388/DPP, FOR THE ERECTION OF SECONDARY SCHOOL AND COMMUNITY FACILITIES WITH ASSOCIATED EXTERNAL SPORTS FACILITIES, PLAYGROUND AND CAR PARKING AT EASTHOUSES PUBLIC PARK, EASTHOUSES ROAD, EASTHOUSES, DALKETH.

Report by Head of Communities and Economy

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

1.1 The application is for the erection of a new secondary school, community facilities, sports pitches, playground and car parking at land currently used for open space and play pitches to the east of Easthouses Road, Easthouses. There have been no letters of representation received. Consultation responses have been received from Sport Scotland, SEPA, Lothian and Borders Police the Council's Policy and Road Safety Manager, the Council's Archaeology advisor and the Council's Environmental Health Manager. The relevant development plan policies are RP7, RP8, RP13, RP14, RP15, RP20, RP28, RP29, RP32, COMF4, TRAN1, IMP1 and IMP2 and WAST4. The recommendation is to grant planning permission subject to conditions.

2 LOCATION AND SITE DESCRIPTION

2.1 The 12 hectare site is located to the south of Easthouses and to the north east of Newtongrange. The site fronts both Easthouses Road, to the west, and the B6482 (Easthouses to Mayfield Road) to the east. Bog Wood is located to the north of the site and Bryans Wood is to the south. The application site is to the east of Newbattle Community High School. Mayfield Public Park is located to the east of the application site and pedestrians can access the application site from the Park by means of a pedestrian underpass.

2.2 The site slopes down quite significantly from east to west (approximately 20m) and it is currently laid out with five full size football pitches, one of which is fenced and is used by Easthouses Lily Football Club. The football club has a pavilion to the north west of the site. There are two further 5-a-side pitches within the development area. The pitches are located on two level terraces. The majority of the buildings in the vicinity are two stories in height, with the existing Newbattle School being an exception at mainly 3 storeys in height.

3 PROPOSAL

- 3.1 The proposal is for a new community secondary school to replace the existing Newbattle Community High School and to provide community and school sports/leisure facilities.
- 3.2 The school component of the building fronts the B6482 which is to the east of the site and is three storeys high. The floor level of the building is approximately 6m below the adjacent road level. The sports block which forms the western part of the building contains two sports halls, a dance studio, fitness area, classroom, community room, swimming pool, spa pool, sauna, steam room and associated kitchen area, changing rooms, toilet facilities, storage and plant provision.
- 3.3 The link between the school and the community/sports facilities includes the reception, library and internet cafe. The building entrance is a projecting entrance lobby with side doors and signage in the link. This linking part of the building has a glazed frontage to the south and forms the main access to both the school and leisure and community facilities.
- 3.4 It is proposed to finish the building with aluminium/composite cladding in grey, with sections of treated wood panelling and a grey facing brick plinth.
- 3.5 Externally, Easthouses Lily football pitch is to remain along with the existing 4 grass football pitches. A new synthetic pitch is to be provided, the synthetic surface will be suitable for football and non contact sport training. A further three 5-a-side/informal marked pitches on a blacktop surface are proposed, as well as playground and school garden.
- 3.6 Access to the site is from the east off the B6482. Parking is proposed for 270 cars (including 14 disabled spaces) and 7 taxi spaces are also proposed. There are also 7 bus bays and cycle storage in three different locations around the site. A service bus stop is proposed to the south eastern corner of the site, on the existing roundabout, and a footpath link is provided from the bus stop into the site. A service yard is located to the east of the new building with associated bin storage. The roads and paths within the site are mainly to be finished with blacktop. The area to the front of the school is to be finished with modular paving/slabs and the car parking spaces are to be block paving. A reinforced earth firepath is to be provided, which will also allow occasional maintenance access to the SUDS drainage pond. A pupil/parent drop off layby is proposed on the B6482.
- 3.7 Landscaping and planting is provided throughout the site and fencing (weldmesh) is proposed on the boundaries, of various heights, in the main at 2.4m but there are some areas of ballstop fencing at 5m and 3m around the synthetic pitch. Lower fencing/pedestrian guard rail of 1.2m and 1.0m is also proposed.

- 3.8 The changes in level across the site mean that there are fairly extensive areas of embankment and some retaining walls. Some of the changes in levels have been utilised to provide areas of terracing to enhance the comfort of spectators watch sporting events.

4 BACKGROUND

- 4.1 A Proposal of Application Notice has been considered for this application (ref no. 13/00649/PAC). This identified the pre-application public consultation that was required in relation to this application.
- 4.2 Planning Permission (12/00321/DPP) was granted for the erection of 6 floodlighting columns within the public park. These are located around the Easthouses Lily Football Club pitch and a condition prohibits their use between the hours of 10pm and 7am.

5 CONSULTATIONS

- 5.1 The **Scottish Environment Protection Agency (SEPA)** advises there is no objection to this application, however give the following advice:
- Flood Risk – parts of the site are at medium to high risk of flooding from surface water. Further investigation is recommended at the site to ensure the new development, nearby houses and infrastructure is not at risk from flooding. There is an area next to the main road (B6482) which may need further investigation to whether water could run-off the road into the proposed building or whether acceptable flow routes can be maintained around the building.
 - It is noted that there is a small watercourse adjacent to the site which is not indicated on the SEPA fluvial Flood Map. Bog Wood may be the source of the watercourse. The drainage assessment submitted by the applicant indicates this watercourse may be the culverted Mary Burn, which is in poor condition. Whist SEPA note the proposal does not extend into this area, SEPA strongly recommend that a building must not be constructed over an existing drain, which is to remain.
 - SEPA recommends the applicant contacts the Flood Prevention Authority on an appropriate freeboard allowance. Finish floor levels are recommended and it is advised that finished ground levels should be sloping away from nearby houses.
 - Surface Water Drainage (SUDS) – the SUDS proposed is acceptable to SEPA in terms of water quality and the outfall from the detention basin should comply with SEPA's good practice guidance. Water Quantity issues are matters for the Local Authority Roads Department and the Local Authority Flood Prevention Unit and Scottish Water.
 - Advice is given on the prevention of the further introduction of invasive non-native species, sustainable waste management and that the applicant should consult with Scottish Water regarding sewage capacity and treatment.

- 5.2 **Scottish Water** has not responded to the consultation.
- 5.3 The **Policy and Road Safety Manager** comments that there is no objection to the application subject to conditions.
- 5.4 The Council's **Archaeology Advisor** advises that it would be appropriate to require by condition a pre-development 5% investigation of the site to check for archaeological remains. If deposits are identified there may be a requirement for further work or mitigation.
- 5.5 **Lothian and Borders Police** advise that they have no objections or comments on the application.
- 5.6 **Sport Scotland** advise that the site includes the Mayfield/Newbattle Complex Playing Fields comprising 1 x full size grass pitch used by Easthouses Lily FC, 4 x full size grass football pitches (100 x 60m) and 2 x soccer 7-aside pitches. The existing Newbattle High School includes 1 full size grass football pitch, 1 full size 2G synthetic pitch and 1 full size grass rugby pitch. For a school of the size proposed (1200 pupils) the Sport Scotland guidance recommends 1 full size synthetic pitch and 4 grass pitches. The following are proposed as part of this development: 1 x 3G synthetic full size pitch 106 x 66m – football/rugby training; 1 x grass pitch 101 x 55.6m – football/rugby; 4 x full size grass pitches – football; and 3 x hard courts 30.5 x 15.25m – netball. The full size grass pitch is not a regular size and should be amended to be 113m x 60m (for rugby) or 100m x 60m (for football). Runoff on all sides is to be included for all pitches. Careful consideration is to be given to the specification of the surface for the playing pitch. Clarification is required whether the pitches are to be floodlit, this is recommended for the synthetic pitch. Whilst noting that they are not a statutory consultee in relation to indoor facilities, Sport Scotland advise that the sports hall and gymnasium are both slightly smaller than their guidelines. In addition they recommend two 4 court sports halls are provided rather than the one 6 court hall and small gymnasium.
- 5.7 The Council's **Environmental Health Manager** advises that they have no objection subject to suitable conditions relating to the erection of an acoustic barrier to protect residents in Burnside Avenue and Gordon Street from noise associated with ground level activities. A second condition is recommended in relation to the maximum noise levels for all plant and machinery, to protect neighbouring noise sensitive premises.
- 5.8 In relation to potential contamination and ground conditions at the site, it is advised that standard conditions are attached to any planning permission granted to ensure such issues are addressed.

6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) (SESplan) and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:

Midlothian Local Plan

- 7.2 Midlothian Local Plan Policy **RP7: Landscape Character** which advises that development will not be permitted where it may adversely affect the quality of the local landscape. Provision should be made to maintain local diversity and distinctiveness of landscape character and enhance landscape characteristics where improvement is required.
- 7.3 Midlothian Local Plan Policy **RP8: Water Environment** aims to prevent damage to water environment, including groundwater and requires compliance with SEPA's guidance on SUDS.
- 7.4 Policies **RP13 –Species Protection, RP14 – Habitat Protection Outwith Formally Designated Areas** and **RP15 – Biodiversity Action Plan**, all are relevant. The first of these, policy RP13 requires that where development would affect species protected by law an appropriate level of assessment will be required and appropriate mitigation measures will be required. Policy RP14 requires that where a development affects sites which contain habitat of some significance, effects on the habitat as well as mitigation measures will be taken into account. Policy RP15 requires that developments will demonstrate compatibility with the aims and objectives of the Midlothian Local Biodiversity Action Plan and related plans, by identifying appropriate measures to protect, enhance and promote existing habitats and/or the creation of new habitats, and provide for the effective management of these habitats.
- 7.5 Midlothian Local Plan Policy **RP20: Development within the Built-Up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.
- 7.6 Midlothian Local Plan Policy **RP28: Site Assessment, Evaluation and Recording** states that where any development proposal 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 impact of the proposal on the archaeological resource.
- 7.7 Local Plan Policy **RP29: Playing fields and sports facilities** does not permit development on existing playing fields and sports facilities unless it can be demonstrated that the development will not result in a material loss of amenity to the surrounding area. This policy seeks an enhancement of existing provision.

- 7.8 Midlothian Local Plan Policy **RP32: Public Rights Of Way and Other Access Routes**, protects established routes against development which could lead to the loss of a right of way, cycle path, bridleway, or other access route.
- 7.9 Midlothian Local Plan Policy **COMF4: Leisure and community facilities** seeks to promote leisure facilities where they are appropriate to the local area in terms of their scale and impact on amenity and that they are easily accessible. Preference is given to derelict or vacant land within settlement boundaries.
- 7.10 Midlothian Local Plan Policy **TRAN1: Sustainable Modes of Transport** states that major travel-generating uses will only be permitted where they are well located in relation to existing or proposed public transport services, are accessible by safe and direct routes for pedestrians and cyclists, and accord with the Council's Local Transport Strategy. All major travel-generating developments shall be accompanied by a Transport Assessment and a Green Travel Plan, setting out what provisions or measures shall be taken to provide for, and encourage the use of, alternative forms of travel to the private car.
- 7.11 Midlothian Local Plan Policy **IMP1: New Development**, this policy ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are transport infrastructure, landscaping, public transport connections, including bus stops and shelters, parking in accordance with approved standards, cycling access and facilities, pedestrian access, acceptable alternative access routes, access for people with mobility issues, traffic and environmental management issues, protection/management/compensation for natural and conservation interests affected, archaeological provision and 'percent for art' provision.
- 7.12 Midlothian Local Plan Policy **IMP2: Essential Infrastructure Required to enable New Development to Take Place**, states that new development will not take place until provision has been made for essential infrastructure and environmental requirements, related to the scale and impact of the proposal. This includes essential roads infrastructure, protecting valuable environmental assets within or adjacent to the site and compensation for any losses including alternative provision where appropriate. In this case the need to upgrade junctions and access arrangements will come through a Traffic Assessment and specific requirements may arise from water and drainage and flood risk assessments.
- 7.13 Policy **WAST4: Waste Minimisation** seeks facilities for the separation and collection of waste for all new developments which generate waste.

Government Policy and Guidance

- 7.14 **Scottish Planning Policy on Promoting Sustainable Transport and Active Travel** states (in paragraph 287) that planning permission should not be granted for significant travel generating uses at locations which would increase reliance on the car and where direct links via walking and cycling networks are not made, access via public transport networks involve walking more than 400m or the transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.
- 7.15 **Creating Places - A policy statement on architecture and place for Scotland** sets out the comprehensive value good design can deliver. Successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy.

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 consultation responses received are material considerations.

Principle of Development

- 8.2 The site is located within the built up area of Mayfield/Easthouses where there is a presumption in favour of appropriate development. The site is currently used for playing pitches and open space and as such an alternative, but compatible community use is acceptable subject to its use and design respecting neighbouring residential properties. Furthermore the site is in close proximity to the existing Newbattle Secondary School and as a consequence the local area is tolerant of the traffic, noise and activity associated with a secondary school. Policy COMF4 supports the principle of leisure and community facilities where their scale and impact on amenity is appropriate and as long as they are easily accessible.

Form and Design

- 8.3 The new building and associated development is located in a prominent location, high up on the Mayfield/Tranent Ridge. The building is of substantial scale and higher than nearby buildings, other than the existing school which is located at a much lower level in the landscape. The site layout has been designed so that the building is not sited at the top of the ridge. There are buildings and land at higher levels to the east. There is a substantial distance (80m) between the school building and the nearest dwellings at Burnside Avenue. These dwellings are also separated by the existing Bog Wood.

- 8.4 Outwith the site the building will be most prominent to public view from both the east and west. From the west, the public views are more distant where the neutral and natural finishes, along with the landscaping, will help the building sit into the landscape. Furthermore, the sloping local terrain means that although the building is high up in the landscape the buildings further to the east at a higher level up the ridge will form an urban backdrop. Looking from the east, north and south the buildings and associated developments form part of the wider urban form of Midlothian and will be read with the nearby settlement of Easthouses.
- 8.5 The design of the building is contemporary and consists of two components, both rectangular in form, connected by a central link area. The external finishes include grey panelling which creates a neutral backdrop for areas of glazing and treated wood panelling which makes a positive and attractive feature on the building facades. The treated wood panelling is used mainly on the school component of the building, but there are fairly substantial areas on the sport/community wing. In particular there is a large projecting bay on the western elevation of the sports block which contains a substantial area of glazing which is framed with the treated wood panelling. The extensive areas of glazing on the building give it a lighter, less imposing feel and successfully mitigate the scale of such a large building in the locality. Furthermore, the changes in levels across the site enable the building to sit comfortably in the landscape. The development complies with policies RP7 and RP20 of the Midlothian Local Plan.

Transportation and Access

- 8.6 The sites vehicular access is off the B6482 and provision is made for 270 car parking spaces, school buses, taxi bays and cycle parking. The site will be accessible by bus services and footway/cycleways. Improvements to footpaths outwith the site are also to be made to improve accessibility to the new facilities. Cycle parking is to be provided on the site and the initial phase is for the provision of 106 cycle parking spaces. The details of the design and phasing of the cycle parking can be secured by condition. The proposal is considered to promote sustainable and active travel and is compliant with government policy in this regard, as well as being in accordance with policy TRAN1 of the Local Plan. The Council's Policy and Road Safety Manager with reference to common standards, has recommended the provision of 261 bike parking spaces. However, taking account of the use of such parking in existing Newbattle High School and other Secondary Schools in Midlothian it does not seem likely at present that any more than 106 spaces will be required. Additional cycle parking can be provided at a later date if required.

- 8.7 A new bus stop is to be created to the south east of the site with a path taking pedestrians into the site. Car parking for 270 cars (including 14 disabled spaces) is identified on the plans and overflow parking for events can be accessed through the service yard (to the east of the building).
- 8.8 There are a number of outstanding transportation issues which can be covered by condition including details of pedestrian crossings within the site, kerb detailing and street lighting.

Landscaping

- 8.9 A schedule of landscaping and tree planting is proposed throughout the site in particular at the main entrance to the school and around the car park to soften the built form and to contribute to the visual quality of the development.
- 8.10 Provision is made within the site for a SUDS basin and for permeable surfacing to cater for surface water from the site. In addition there has been no comment from Scottish Water and therefore it is assumed that the drainage and water provision are acceptable. The Council as Flood Prevention Authority is content with the proposed surface drainage on the site, subject to appropriate conditions. Some of the fencing around the SUDS basin is to be fairly high (because the fencing is also a ballstop fence or a boundary fence, however for safety reasons the fence between the path to the north of the site and the SUDS basin should be a maximum of 1.2m high (it is currently shown at 1.5m high), this allows someone easy access to the basin should someone get into difficulties in the water. This is compliant with good practice advice from SEPA.

Biodiversity

- 8.11 In relation to Species/Habitat protection and the Biodiversity Action Plan (policies RP13, RP14 and RP15), the proposal does not raise any significant issues as the site has low biodiversity value and there is no evidence that the site will impact protected areas or species. Any landscape planting will serve to increase the biodiversity value of the site in compliance with the Council's Biodiversity Action Plan.

Other Matters

- 8.12 Local Plan Policy RP28 relates to archaeology and the potential to identify and record archaeology on the site. The Council's archaeology advisor has asked for a 5% evaluation across the site prior to the commencement of development. This issue can be secured by condition.

- 8.13 Policies IMP1 and IMP2 relate to the need that arises as a result of development and the essential infrastructure which is required as a result of a proposal. In this regard some off site footpath cycle works as well as the provision of the bus stop will be secured by condition. Archaeology and some biodiversity provision can also be secured by condition. This is a suitable location for the provision of public art and details and provision can again be required by condition.
- 8.14 The Council's Environmental Health Manager has advised that there is no objection subject to conditions. One of the conditions requires that an acoustic barrier is erected to the north of the site to protect residents in Burnside Avenue and Gordon Street. This barrier is to protect the properties from ground level activities (workshops and music practice rooms). The particular issue is if these practice rooms are used outside school hours and the use of pitches in the evening. There is already a pitch with floodlighting at the site and use of further pitches outwith school hours is unlikely to be an issue. In relation to the music rooms, this could be managed by the school, in the event of noise complaints outside school hours by utilising rooms further from the nearest residential properties at these times. Accordingly, it is not considered necessary to require the acoustic barrier to be erected.
- 8.15 A Site Investigation Report has been submitted in relation to this application. This includes an intrusive investigation and assessment of the trial pits and boreholes and standpipes. Conditions can be attached to secure appropriate provision is made on site to take into account the report findings.
- 8.16 In summary, subject to appropriate conditions, the proposal is considered to be in accordance with development plan policies and compatible to its local surroundings . There are no material planning considerations which indicate that the proposal should not be supported.

9 RECOMMENDATION

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

The use of the site for education, community, sport and leisure uses to create a hub of facilities within an accessible location is supported in terms of development plan policies. The design and layout of the development is acceptable and, subject to conditions, it is compatible with the landscape and neighbouring land uses. The presumption in favour of development is not outweighed by any material planning considerations.

Subject to the following conditions:

1. Development shall not begin until details of 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, open space and roads in relation to a fixed datum;
- ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
- iii proposed new planting , including trees, shrubs, hedging, wildflowers 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 new building being completed or brought into use whichever is the earlier. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August);
- vii drainage details, watercourse diversions, flood prevention measures and sustainable urban drainage systems to manage water runoff;
- viii proposed car park configuration and surfacing, including kerb details;
- ix proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);
- x proposed cycle parking facilities;
- xii proposed woodland management plan for any existing, to be retained, and proposed woodland;
- xiii details of existing and proposed services; water, gas, electric and telephone;
- ix external lighting, and
- x details, including the location of all street furniture and visitor cycle parking.

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 policies RP20 and DP2 of the Midlothian Local Plan and national planning guidance and advice.*

2. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has 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 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;
- iv proposed visibility splays, traffic calming measures, lighting and signage;
- v proposed construction traffic access and haulage routes;
- vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport:
- vii proposed car parking arrangements;
- viii an internal road layout which facilitates buses entering and leaving the site in a forward facing direction;
- ix proposed bus stops/lay-bys and other public transport infrastructure;
- x a programme for completion for the construction of access, roads, footpaths and cycle paths;
- xi the two zebra crossings;
- xii the high level kerbing required at the 7 bus bays;
- xiii gabion basket retaining wall/footpath drainage
- xiv drainage from the SUDs pond to the outfall
- xv the permeable paving and car park drainage system; and
- xi proposed on and off site mitigation measures identified by the traffic assessment submitted with the application.

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.

3. The design and installation of all plant and machinery shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) and NR 25 night time (23:00 to 07:00 hrs) 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 ensure noise from plant at the site does not cause an unacceptable level of nuisance to nearby noise sensitive dwellings.

4. The grass pitches and synthetic pitch will be designed and constructed by a recognised (e.g. SAPCA* registered) specialist pitch contractor; details of contractor and pitches specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

*SAPCA is The Sports and Play Construction Association
(www.sapca.org.uk)

Reason: *To ensure the pitches are designed and constructed to an acceptable standard.*

5. The outdoor sports facilities shall be completed and operational within 1 year of completion or occupation of the school campus building, whichever is the earlier.

Reason: *To ensure the outdoor sports facilities are provided timeously.*

6. Development shall not begin until 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 RP20 and DP2 of the Midlothian Local Plan and national planning guidance and advice.*

7. The treated wood panelling shown on the external walling of the building shall be 'Prodema Madera/Wood' colour 'Rustik' unless an alternative natural wood finish is agreed in writing with the planning authority.

Reason: *The 'Prodema Madera/Wood' finish specified is considered to be a good finish for the building in this location and without it the building would have a more standard external appearance therefore it is considered important that this quality of finish is retained.*

8. Development shall not begin until a scheme of archaeological investigation has been undertaken in accordance with details submitted to and approved in writing by the planning authority. The investigation shall include an archive assessment and an evaluation of 5% of the total site.

Reason: To ensure this development does not result in the unnecessary loss of archaeological material in accordance with Policy RP28 of the Adopted Midlothian Local Plan.

- 9 The offsite road works shown on plan reference number MLCV-RD-001 A1 OFF SITE WORKS shall be completed prior to the building hereby approved being occupied or brought into use, whichever is the earlier. Construction details of the proposed works shall be submitted prior to and approved in writing by the Planning Authority in consultation with the Roads Authority, prior to the off-site works being carried out.

Reason: To ensure the offsite works necessary to provide appropriate pedestrian/cycle access to the site and appropriate bus infrastructure provision are carried out timeously.

10. Unless otherwise approved in writing by the planning authority, any floodlights on the site shall not be used between the hours of 10pm and 7am. Any floodlighting shall be designed to minimise the spillage of light outwith the site boundaries or up into the sky.

Reason: To minimise any impact on amenity of floodlighting on the surrounding area.

11. 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. The 'Percent for Art' shall be implemented as per the approved details.

Reason: To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies IMP1 and DP2 of the Midlothian Local Plan and national planning guidance and advice.

12. Development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
- i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
 - iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and

- iv the condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

Reason: *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.*

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Head of Communities and Economy

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Application No:	14/00388/DPP (Available online)
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Validation Date:	23 May 2014
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