



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.*

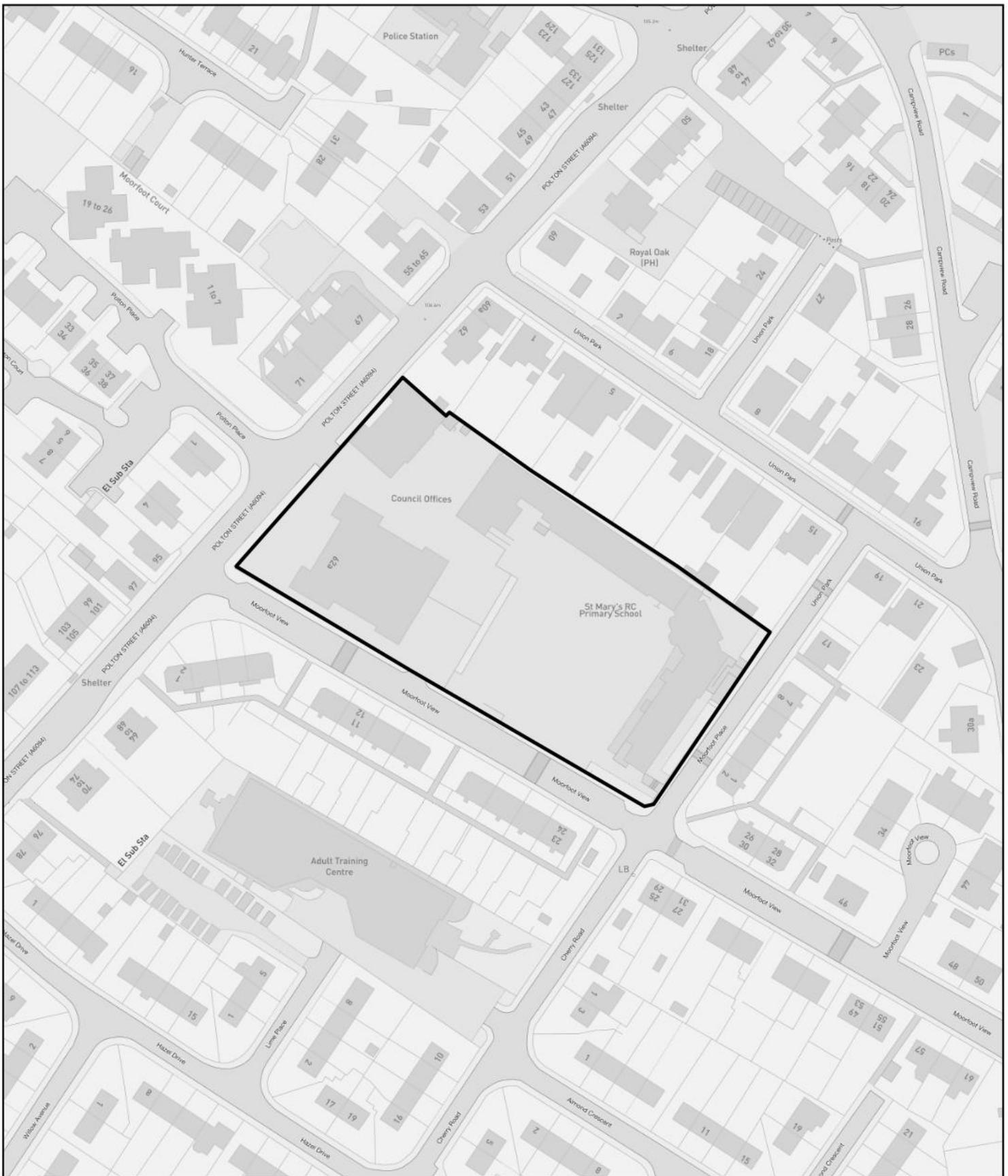
14. The design and installation of all plant, machinery and equipment shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) or NR 25 if the noise is tonal and NR 25 night-time (23:00 to 07:00 hrs) or NR 20 if the noise is tonal as measured from within any living 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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File No: 21/00552/DPP

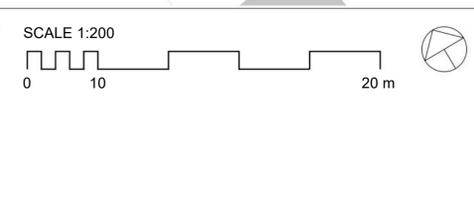
Scale: 1:1,500

Midlothian Council Licence No. 100023416 (2021)





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

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE START OF ANY WORK AND ANY DISCREPANCIES NOTIFIED IN WRITING.

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.

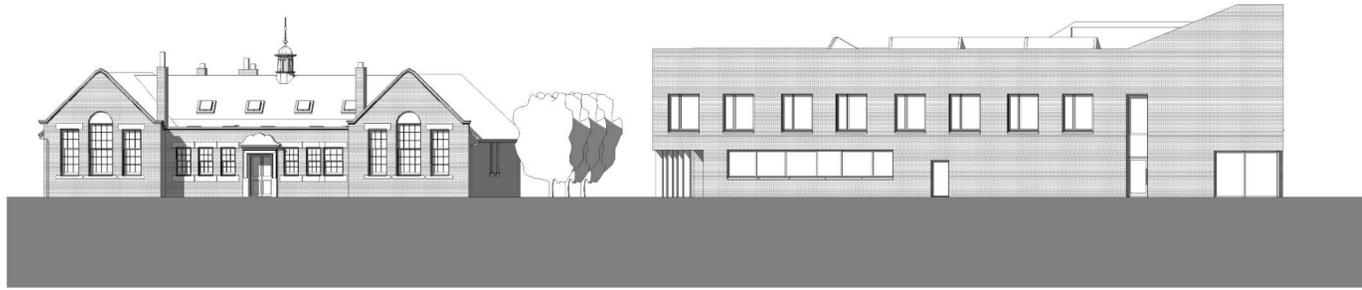
CLIENT - Midlothian Council			
PROJECT - Polton Street Intermediate Care Facility			
DRAWING - Proposed Site Plan			
DATE -	BY -	SCALE -	
	SL	1 : 200 @ A1	
JOB NO -	CHKD -	DRWG NO -	REV -
20149	FW	GA-010	H

COLLECTIVE ARCHITECTURE

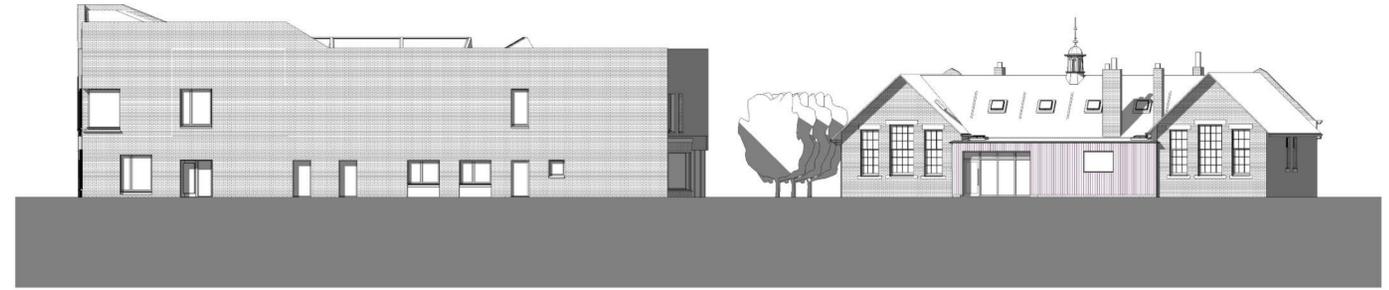
MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888

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

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



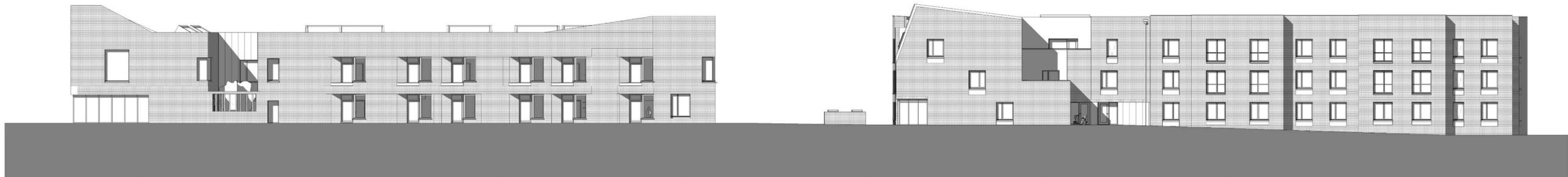
Polton Street Elevation
1 : 200



South Elevation - Intermediate Care Facility and Annexe
1 : 200

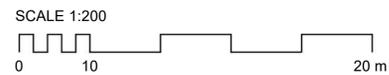


East Elevation
1 : 200



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

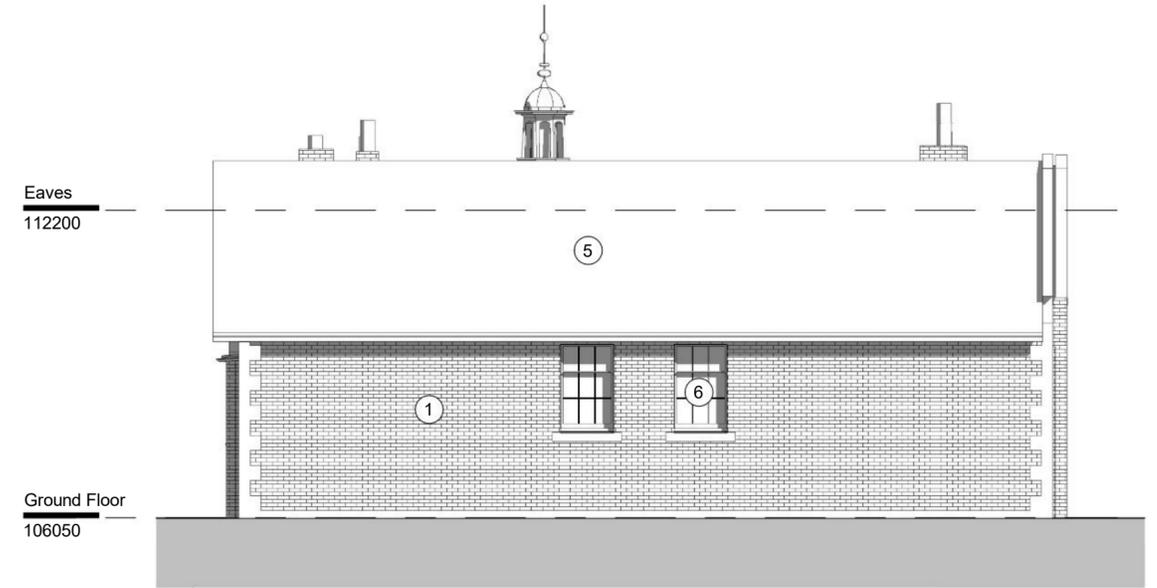
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TELEPHONE +44 (0)131 516 2270

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



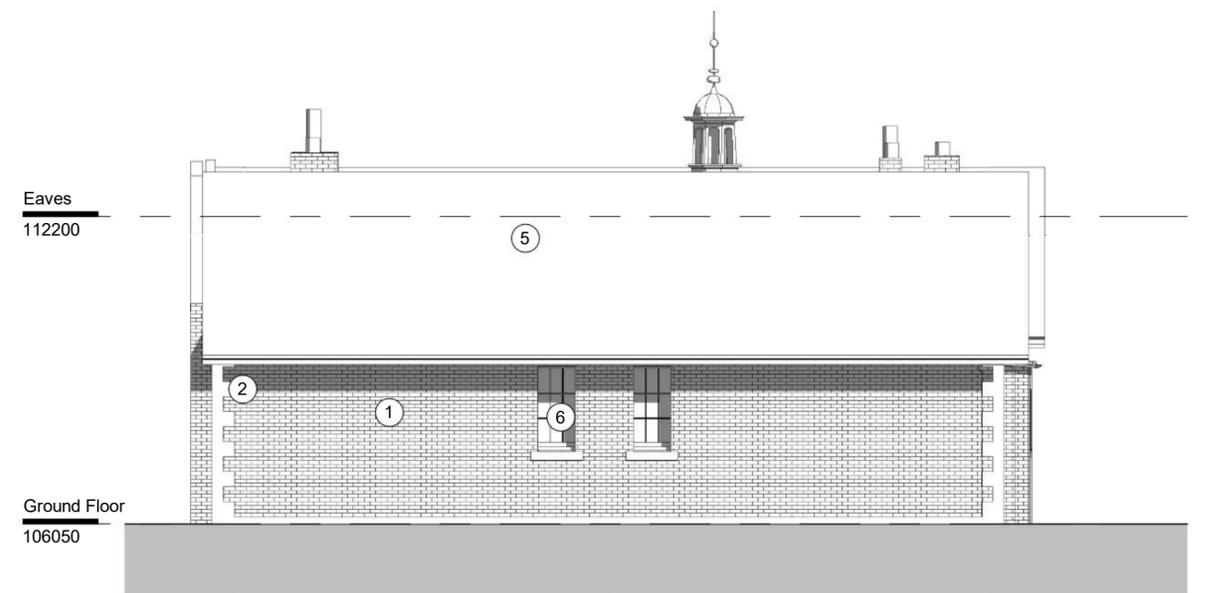
Proposed North Elevation
1 : 100



Proposed East Elevation
1 : 100

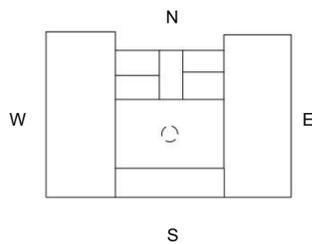
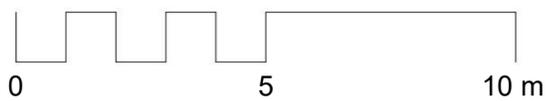


Proposed South Elevation
1 : 100



Proposed West Elevation
1 : 100

REV. -	REVISION NOTE -	DATE -	BY -



Planning

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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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TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
24 AINSLIE PLACE, EDINBURGH, EH3 6AJ
TELEPHONE +44 (0)131 516 2270
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