

◆ EDINBURGH ◆

THE CITY OF EDINBURGH COUNCIL

CITY DEVELOPMENT

PLANNING

Lee Kindness.
36 Esplanade Terrace
Edinburgh
EH15 2ES

Date: 24 February 2011

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
THE ERECTION OF NEW PORTOBELLO HIGH SCHOOL AND ASSOCIATED
ANCILLARY BUILDINGS, SITE WORKS, CAR PARKING, LANDSCAPING,
PITCHES AND FLOODLIGHTING at PORTOBELLO PARK AND GOLF COURSE,
20 STANLEY STREET, EDINBURGH, EH15 1JJ,
REFERENCE NUMBER: 10/02830/FUL (SCHEME:)**

NOTIFICATION OF DECISION

I am writing with regard to the above application to which you raised representations. These were considered during the assessment of the application.

The City of Edinburgh Council has now determined that the application be **GRANTED**. Details of the decision are attached. Full details of the final scheme, including the report assessing the application, can be found on the Council website at www.edinburgh.gov.uk/planning.

If you have a specific enquiry regarding the application please contact Lesley Carus directly on 0131 529 3770. If you have a procedural query please contact myself on 0131 529 3684.

Yours faithfully



Isobel Kenmure
Support Manager

DETERMINATION OF APPLICATION

THE ERECTION OF NEW PORTOBELLO HIGH SCHOOL AND ASSOCIATED ANCILLARY BUILDINGS, SITE WORKS, CAR PARKING, LANDSCAPING, PITCHES AND FLOODLIGHTING at PORTOBELLO PARK AND GOLF COURSE, 20 STANLEY STREET, EDINBURGH, EH15 1JJ, REFERENCE NUMBER: 10/02830/FUL (SCHEME:)

The City of Edinburgh Council has determined the application as follows:

Decision: **GRANTED**

Conditions

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site; Note: samples of the materials may be required.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis and reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Head of Planning.
3. During the construction phase, dust mitigation measures as stated in Chapter 11 Air Quality and Greenhouse Gases Report Table 11.20 of the Environmental Statement dated September 2010 shall be carried out as stated, to the satisfaction of the Head of Planning.
4. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment.
5. Deliveries and collections, including waste collections, are restricted to 0700 - 1900 hours Monday to Saturday.
6. The floodlighting system shall be controlled so that there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land does not exceed 25 lux.
7. Hours of operation of the floodlighting system is restricted to between the hours of 0800 and 2200 hours daily.
8. That prior to the commencement of works on site, details of the following shall be submitted to and approved in writing by the Planning Authority for subsequent implementation: , (i) An environmental management plan, including all mitigation measures relating to the ecology and nature conservation, as detailed within the Environmental Statement. All mitigation measures will be implemented in full prior to the commencement of works on site; , (ii) A fully detailed landscape plan and habitat management plan, including full details of the extent of removal of the Millennium Planting on the site's northern boundary. All recommendations and mitigation measures identified in these documents shall be implemented as per the agreed timetable; , (iii) A site waste management plan, identifying all waste streams and proposals for their management, including materials excavated on the

site and the importation of any waste materials to the site. The implementation of the waste management plan shall continue throughout the duration and life of the development;, , (iv) A plan showing details of all fences, walls and gates to be erected on site. The plan shall include details of the type and height of all fencing to be erected.

9. Prior to the commencement of works on site, a surface water management plan, showing flood risk from all sources at the 1:200 year runoff shall be submitted for approval by the Head of Planning. It should show the location of the land drains, and demonstrate that there is no increase in flood risk to adjacent property.
10. For the avoidance of doubt, the path as shown on the north edge of the golf course is not consented.
11. Prior to the commencement of works on site, full details of the location of the floodlighting columns shall be submitted for approval to the Head of Planning. Thereafter, the columns shall be erected as approved. For the avoidance of doubt, the floodlighting system shall be so controlled to ensure no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises.
12. The proposals are contrary to the development plan as the site is zoned for open space and the proposals do not meet all the criteria for building in these areas. However, there are other material considerations that have been taken into account which outweigh the development plan land use allocation. These include the benefits to the local community and the upgrading of the pitches on site. , , A departure is therefore justified in this instance.

Reasons

1. In order to enable the planning authority to consider this/these matter/s in detail.
 2. In the interests of cultural heritage.
 3. In the interests of residential amenity.
 4. In the interests of residential amenity.
 5. In the interests of residential amenity.
 6. In the interests of residential amenity.
 7. In the interests of residential amenity.
 8. To ensure these details are submitted in the interests of natural heritage and amenity.
 9. In the interests of flood prevention and amenity.
 10. In the interests of amenity.
 11. For the avoidance of doubt and in the interests of residential amenity.
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