



Case reference	NA-EDB-047
Application details	Development of new school including associated hard and soft landscaping, land regrading, sprinkler tank enclosure, bin store, cycle shelter, substation, drop-off and car parking
Site address	Site 117 metres NorthEast of 3 Burdiehouse Crescent, Edinburgh
Applicant Determining Authority Local Authority Area	The City of Edinburgh Council
Reason(s) for notification	Objection by SEPA
Representations	3
Date notified to Ministers Date of recommendation	13 March 2019 but not fully documented until 14 March 2019 05 April 2019
Decision / recommendation	Clear

Description of Proposal and Site:

- Full planning permission is sought for the development of a new St Crispins School for around 72 children with additional support needs on a brownfield site previously used for Burdiehouse Primary School, demolished in 2010. The site has been cleared of all buildings and only the concrete hardstanding remains. The existing school is currently located in the Blackford area of south east Edinburgh. The current building is considered not fit for purpose. The new school will continue to operate as a city-wide resource.

EIA Development:

- The City of Edinburgh Council have adopted a screening opinion which concludes that an EIA is not be required.

Consultations and Representations:

- Scottish Environmental Protection Agency (SEPA) object to the proposed development on the grounds that it may place buildings and persons at flood risk, which is contrary to Scottish Planning Policy (SPP).
- The City of Edinburgh Council's Flood Prevention Team is content that the proposed development complies with Council guidance in terms of flood risk.

- Upon notification, the Scottish Government's Flood Risk Management Team noted concerns about putting a school in a flood risk area. The Scottish Government's Schools Infrastructure Team made no comments.

Assessment:

1. The application has been notified because the Council are minded to grant planning permission against the advice of SEPA.
2. SEPA do not consider that the proposed development meets with the requirements of Scottish Planning Policy (SPP) given the proposed building (which is classed as civil infrastructure under SPP) lies within the 0.01% annual probability (1 in 1000 year) flood extent and the development requires land raising within the functional floodplain (0.5% annual probability or 1 in 200 year-flood extent). SEPA say that the Flood Risk Assessment (FRA) shows that the footprint of the building is outwith, but immediately adjacent to the 1 in the 200 year flood extent. The proposals are to raise the finished floor levels of the building above the 1 in 1000 year, including 30 year climate change allowance, flood level. Given the proximity of the building to the 1 in 200 year flood extent the raised platform will require land raising within the functional floodplain. SEPA note that mitigation is provided by way of raised finished floor levels and also compensatory storage is provided for the land raising, however, they are of the view that this development does not accord with the principle of avoidance and they do not believe that this site is "exceptional" and does not meet this principle.
3. SPP advises that such sites (low to medium risk areas) are generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events. SPP also says that land raising should only be considered in exceptional circumstances, where it is shown to have a neutral or better impact on flood risk outside the raised area. And that, compensatory storage may be required.
4. The Council's Flood Prevention Team is satisfied that the applicant has demonstrated that the proposed development complies with Council guidance in terms of flood risk, and that appropriate drainage measures have been included in the outline design to address surface water quality and surface water attenuation. They are of the view that the applicant has demonstrated that the proposed alterations to the existing floodplain to provide compensatory storage affect only the development site and are also satisfied that there is no increased flood risk upstream or downstream of the development as a result of the floodplain alterations. The FRA flood modelling shows that in the event of a 1 in 1000 year flood, the playground will become flooded but the flood building can still continue to be operational, as required by SPP. The modelling also shows no additional impact of flooding downstream as a result of the floodplain alterations. The FRA reports that the evacuation route from the school via Burdiehouse Crescent is shown to remain flood free for all modelled flood events and flood free routes are available in all directions.
5. While there are concerns about a new school being located within a flood risk area, the proposed mitigation is noted, as is the Council's view that the proposal is

policy compliant. The proposal does meet the requirements of SPP in that it has been designed to be capable of remaining operational and accessible during extreme flood events. The Council propose to include a condition requiring that prior to the occupation of the building, all works associated with alleviating flood risk as outlined in the Will Rudd Davidson Burdiehouse Crescent Flood Risk Assessment October 2018 and Will Rudd Davidson Surface Water Management Plan (Revision A - October 2018) shall be carried out to ensure that all works to reduce flood risk are carried out prior to the occupation of the building, in the interests of flood protection.

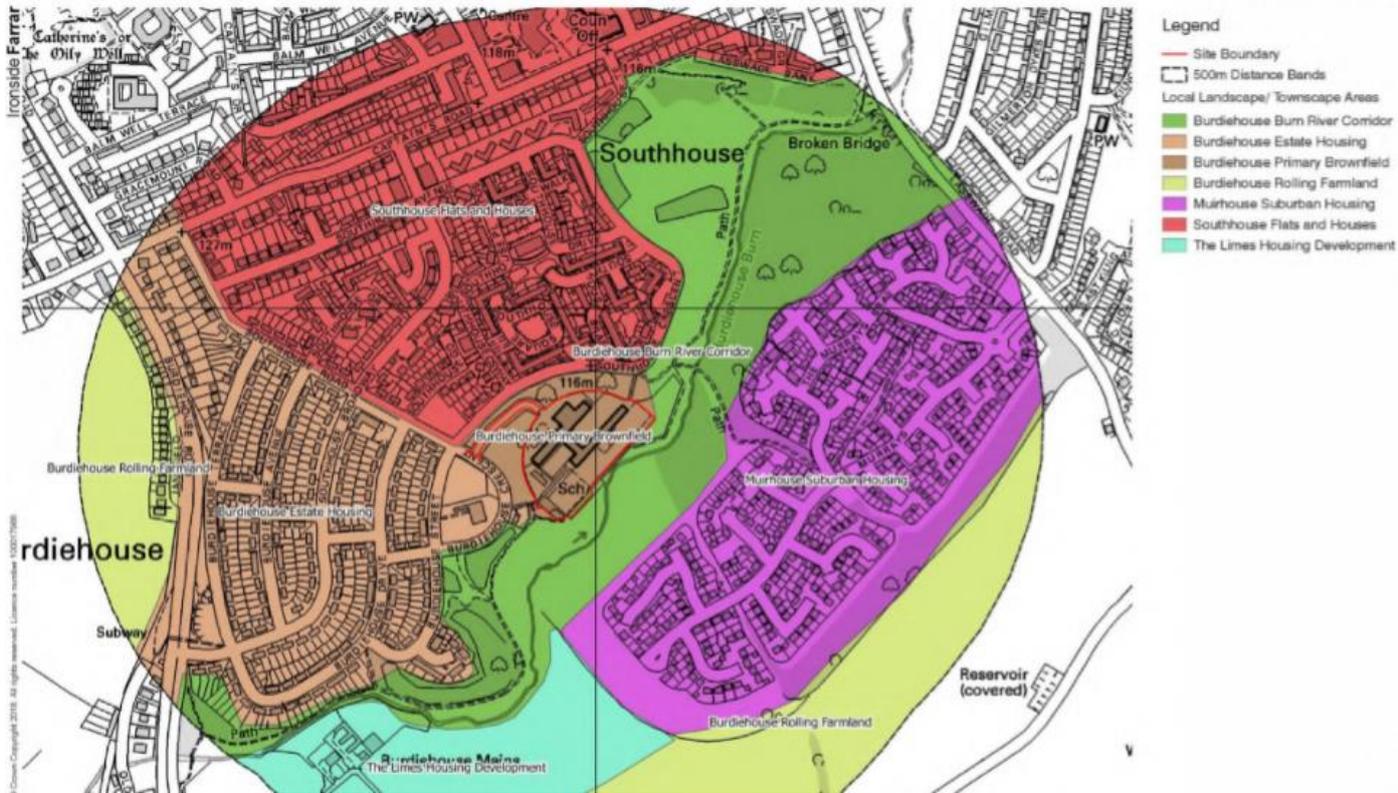
6. On balance, given the need for a new St Crispin's School, the site's previous use as Burdiehouse Primary School, and the Council being satisfied that with the proposed mitigation set out in the Flood Risk Assessment (FRA) the proposal complies with flood risk policy, this case is not considered to raise issues of national importance that would justify a call-in for determination by Ministers. It is recommended that this application is a matter for CEC as planning authority, and that the case be returned to them to determine as they see fit.

Decision/Recommendation:

- Clear.

Annex B

Location Map:



Visualisation:



