

## Safe Construction and the Impacts of Construction:

- The continued use of Deanbank by SMPS's P1 and P2 during the construction of the new school building (which is the council's current plan) is not listed in the design team's brief. The planning application does not demonstrate any consideration of the complex construction and phasing challenges which will need to be overcome to build the new school whilst safeguarding the Children who will be attending lessons within the area identified in the application as the site boundary.

The contractor will develop phasing plans which will take into consideration the operation and access to Deanbank House at all times. Safety of the public, pupils and school users is of paramount importance. These will be discussed with South Morningside School senior management and shared for information. We are currently working with the contractor to develop a site logistics plan and ensure that a safe route to school is maintained throughout the construction period. The interface with Deanbank House has always been an important part of the project brief.

No Construction Traffic Management Plan has been included within the planning submission so it is not possible to judge how the school will be built safely in such close proximity to the existing Deanbank SMPS building. I need to see clear consideration and commitment to child safety, this should be demonstrated as part of the planning application to enable public scrutiny and not simply conditioned as part of a planning consent.

Our main contractor will provide a Traffic Management Plan for each phase of construction which will be suitable for the continued use of and teaching within Deanbank House. These will be discussed with South Morningside School senior management and City of Edinburgh Council Communities & Families.

- The demolition site plan indicates that access to the demolition site of the neighbouring care home is via the access road beside Deanbank and uses existing vehicle entrances. No commitment is made to manage vehicle movements outside of school drop off, pick up times, intervals or lunch. The demolition site is proposed to be protected by site hoarding but the pavements and entrance to Deanbank are only partially separated from the access road by existing (partly low) fencing. I want to see proposals that safeguard children attending the school clearly set out in the application. Construction vehicles should be kept separate from Children entering or leaving South Morningside Primary's Deanbank building.

The main demolition works are due to be carried out during the Edinburgh school summer holidays in order to minimise the disruption to pupils. The primary access and egress routes will also be developed during summer holidays, ready for the new term and main contract works commencing. The contractor is developing proposals to achieve segregation of pedestrian and vehicle access.

- The proposed site plan shows that new Primary School will be less than 10m from the existing Deanbank Primary. South Morningside P1 & P2 classes will use Deanbank whilst construction is underway. No consideration of the construction noise on the education of the children in the Deanbank building has been detailed in the design and access statement. The

existing building has old leaky single glazed sash and case windows, these will offer minimal sound insulation. Acceptable proposals to mitigate noise impacts over the extended period of construction need to be thought out and committed to.

Although some construction noise will be unavoidable during certain phases of the development, the contractor will endeavour to minimise noise wherever practicable. The demolition works, which will undoubtedly generate noise, will be carried out during the summer holidays. Majority of noise during construction will arise from plant movement around the site. The storage yard/lay down area will be located on the opposing side of the site to Deanbank House along with the welfare facilities to minimise impact on teaching.

- The proposed site plan shows a new substation and Air Source Heat Pumps are required to power and heat the new school. The planned location of the substation, air source heat pump enclosure and new school sprinkler tank is within the playground of the existing Deanbank building and opposite its entrance. There is no thought demonstrated in the application as to how these elements will be installed whilst the Deanbank building is occupied by South Morningside Primary's P1 & P2. Additionally no acoustic report has been included in the planning submission and the potential impact and noise mitigation measures of the open air source heat pump plant compound have not been detailed. The heat pumps sit immediately behind the neighbouring housing and in close proximity to the naturally ventilated Deanbank building.

Our design team are currently reviewing the locations of the air source heat pumps in response to similar comments received at the most recent public consultation, which took place on 20<sup>th</sup> February 2019. A noise impact assessment has been commissioned by CEC and is currently under development. The project team will adopt practicable measures noted from this assessment whilst still aligning with the client's other strategic requirements.

#### **Safe Design:**

- The Design and Access Statement, section B9 Access and Accessibility states: "Any additional measures to ensure safe access to school that is to be advised by Transport Planning, will be considered / implemented once the school has been established. This could include guard rails, road markings, additional pedestrian crossings, additional path illumination, etc." A wait and see approach to the safety of the pupils in the new school is not acceptable and no thought has been demonstrated or formal commitment has been made to provide safety measures to prevent children making their way onto the road during busy school arrival and departure times. It is unclear from the submission whether the planned entrances to the new school's concourses are open or gated. I would like to see further clarification on the entrances and how the safety of arriving children on the narrow pavements (at the points in the day when their numbers are concentrated the most) will be ensured.

A road safety audit of access and egress on Canaan Lane has been commissioned by CEC in response to comments from planning. Our design team are currently completing the report. The operation of surrounding roads will ultimately fall to CEC Roads and Transport to evaluate.