

**Full Planning Application
at
82 Chesser Crescent
Edinburgh
EH14 1SN**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: **Erection of flatted development of 55 units (as revised)**
Applicant: Bett Homes and Defence Estates
Reference No: 02/03192/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.
3. The development shall be completed in accordance with the mitigation measures described in report no:- G/3165/B dated 30th of September 2003.
 4. Prior to a decision being issued the applicant shall enter into a Section 75 Legal Agreement to secure the following;
 1. The provision of 8 affordable housing units in accordance with the approved plans.
 2.
 - a) Design and construct puffin crossing on Chesser Avenue at no cost to the Council and to the satisfaction of the Director of City Development.
 - b) Reconstruct the existing junction Chesser Avenue/Chesser Crescent the design of which to be approved by the Director of City Development.
 - c) Footway link to be provided from the development site to Chesser Avenue to link in with the proposed puffin crossing.

All of a, b, and c to be completed prior to the occupation of the first dwelling house.
 5. 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 & Strategy before work is commenced on site; Note: samples of the materials may be required.
 6. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
 7. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
 8. Cycle racks shall be provided to the satisfaction of the Head of Planning & Strategy before the development is occupied.

9. Full details of the bin stores, including elevations, shall be submitted to and approved in writing by the Head of Planning and Strategy, prior to the commencement of works.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the development from landfill gas.
3. In order to protect the residential development from noise from the Fruit Market to the satisfaction of the Head of Planning and Strategy.
4. To ensure a satisfactory form of development.
5. In order to enable the planning authority to consider this/these matter/s in detail.
6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
8. To ensure sustainable levels of transport are encouraged.
9. To ensure a satisfactory form of development.

2 Main report

Site description

The application site is located on the corner of Chesser Avenue with Chesser Crescent and measures approximately 0.6ha. The site is currently accessed from three points along Chesser Crescent, one vehicular and two pedestrian. The site slopes upwards to the south-east and is situated below Chesser Avenue. There are a number of buildings on the site which have been used in association with the Territorial Army.

To the East of the site lies the Government Office Block, six storeys in height. South east of the site in an elevated position lies the former fruit market site, a substantial concrete and brick building currently operating as a storage and distribution centre. A single storey residential property lies to the south of the site and a tree belt screens the site from the west along Chesser Avenue. Four in a block residential properties constructed from traditional materials lie to the north along Chesser Crescent.

Site history

17/5/00 Ref 00/00334/OUT - Refused - Erect residential development in outline. The reasons for refusal were as follows;

1. The proposal is contrary to the policies of the South West Edinburgh Local Plan Policy ED1 which supports business and industrial uses on the site.
2. The proposal represents the establishment of a residential use which, because of its close proximity to non compatible uses, would result in an unsatisfactory living environment and would prejudice the surrounding established uses.
3. The proposal would result in further pressure on schools already overcapacitated in the vicinity of the site.

The application went to appeal; ref P/PPA/230/230/314 which was dismissed on 2/2/01. In his conclusion the Reporter stated in paragraph 30 that ;

"I am unable to confirm that the appeal site would be suitable for residential development. I therefore conclude that, due to the proximity of the appeal site to the adjacent fruit market, outline planning permission should not be granted in the absence of a detailed noise assessment "

In addition the Reporter advised that a planning framework should be established for the area.

29/8/02 - 01/04338/FUL - Erection of flatted development of 66 units - refused and dismissed at appeal (appeal reference P/PPA/230/444). The Reporter agreed with the Council's assertion with respect to noise from the adjoining Fruitmarket Site.

Other Relevant Background History

3/2/04 - 01/02878/OUT 11 Hutchison Road, Residential development in outline on ASDA site. Application withdrawn 3/2/04.

26/2/04 - 02/00285/OUT 11 Hutchisons Road, Residential development in outline on the Fruitmarket site to the south. Granted 26/2/04.

8/5/02 - 02/00057/GDT - Chesser Crescent - Notice of proposed development - A proposed cadet centre and firing range within the TA Centre adjoining the application site. Raise no objection 8/5/02

22/7/04 application received - 03/02722/FUL - 11 Hutchison Road - erection of phased residential and commercial development on the former Asda and Fruitmarket site.

23/12/03 application received 03/04689/FUL - 11 Hutchison Road - erection of residential development on the former Asda site.

Development

Scheme 1

The original scheme submitted was identical to that dismissed at appeal ref 01/04338/FUL. The Reporter raised no objection to the proposed design of the scheme.

Scheme 2

The applicants have revised the plans which include fewer flats and a change in orientation of the internal accommodation with the introduction of improved acoustic measures on the southern elevation.

The proposed scheme (as revised) is for a total of 55no units, to be developed on the site in two blocks of 3 and 4 storeys with mixed sized accommodation. A three storey block of flats is proposed at the junction of Chesser Crescent and Chesser Avenue. The proposal incorporates a terrace of three storeys along the frontage with Chesser Crescent following the curve of the road. The remainder of the site will be developed with a v-shaped 4 storey block with access from Chesser Crescent.

8 affordable units are provided within the central part OF Block B.

Open space will be provided mainly along the Chesser Avenue side with private gardens provided for block A and communal gardens provided for block B at a total of 32.7% of the site area. The development will accommodate 100% car parking requirement dispersed evenly around the site. The internal road will provide an access into the neighbouring site to the east which will be retained by the MOD as a Cadet enclave.

The proposed development would be of modern design. The building would be finished in blockwork and dry dash render with concrete interlocking tile roof treatment. Black metal rail fencing would form the boundary along Chesser Crescent with block work boundary walls proposed around the rest of site.

The applicant has submitted a supporting statement available in the Group Rooms. This provides information on the site description, development proposal, planning policy framework, comments on reasons for refusal of previous planning application and a detailed assessment of the proposal.

Consultations

Environmental and Consumer Services

Scheme 1

This Department has previously recommended refusal of a planning application (ref: 01/04338/FUL) to develop the above site for housing.

The applicant site is in close proximity to the fruit market, which operates during the noise sensitive hours of the morning.

It is this Department's view that should this development proceed, future occupiers would suffer problems of early morning noise and disturbance from vehicle movements (including forklift trucks) and unloading operations.

An acoustic report (ref: FM/078690101/R1), was submitted in support of the previous planning application. This Department did not agree with the methodology used in the first assessment and a subsequent acoustic report was submitted (ref: 078690101LR1).

In considering the proximity of the proposed development to the Fruit Market, the noise sensitive times of the activity and the character of the noise, this Department would expect complaint of noise from the operations at the fruit market.

This Department would therefore recommend refusal of this application.

Scheme 2 30 October 2003

This Department has no objection to this proposed Development subject to the following conditions:

- i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

The development shall be completed in accordance with the mitigation measures described in report no:- G/3165/B dated 30th of September 2003 in order to protect the residential development from noise from the fruit market to the satisfaction of the Head of Planning.

Further statement from the Robin MacKenzie Partnership in respect of Acoustic Assessment - 11 May 2004

We have reviewed the latest design drawings, which incorporate the recent minor changes, and can confirm that there are no implications for the findings or recommendations of our previous Technical Report, which we understand had been previously accepted by the Environmental Health Department.

Housing

Scheme 1

I refer to your consultation request dated 8 October 2003.

The Council's Affordable Policy makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at Ward level other than for sites of over 500 units. In Moat ward, in which this site lies, the provision for affordable housing within sites of more than 40 units is 15%. In this case, that would amount to approximately 8 units. The AHP requires that the type of affordable housing provided should reflect the house types proposed across the site.

This is a resubmission of an application which was recently dismissed at appeal. The appeal reporter supported the requirement for affordable housing on this site and upheld the request for the provision of 8 affordable housing units. This requirement is still in place. This Department notes that the application makes no provision for affordable housing. It is therefore contrary to policy and refusal is recommended.

In the event that the applicant agrees to provide the requisite 8 units, I can offer guidance in respect of the tenure of affordable housing and the availability of subsidy.

Further Comments - 11.05.04

I refer to your consultation request dated 21 April 2004.

The Council's affordable Housing Policy makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at Ward level other than for sites of over 500 units. In Moat ward, in which this site lies, the provision for affordable housing within sites of more than 40 units is 15%. In this case that would amount to approximately 8 units. The AHP requires that the type of affordable housing provided should reflect the house types proposed across the site.

This is a revised set of plans for a resubmission of an application that was dismissed at appeal. The appeal reporter supported the requirement for affordable housing on this site and, at this stage when the application was for 59 units, upheld the request for the provision of 8 affordable housing units. This requirement for the requisite amount of affordable housing provision is still in place. This Department notes that the revised plans continue to make no provision for affordable housing. It is therefore contrary to policy and refusal is recommended.

Education

Comments dated 25 May 2004

I refer to your memo dated 21 April 2004 requesting comments on educational provision for the above noted planning application.

School Capacities

This site is located within the catchment areas of Balgreen Primary School, Tynecastle High School, St Cuthbert's Roman Catholic Primary School and St Augustine's Roman Catholic High School.

Balgreen Primary School is operating above capacity and is forecast to remain in this position for the foreseeable future. The school has a notional capacity of 13 classes, but is currently operating 14 classes, at the expense of general purpose space. All the classes are limited to an intake of 30 pupils (rather than 33) because of their small size, which reduces the level of flexibility the school has to accommodate additional pupils. Accordingly, a developer contribution of £27,324 is required to alleviate accommodation pressures at this school.

St Cuthbert's Primary School is currently operating at capacity but is forecast to drop below capacity in 2004. It is anticipated that this development will have a negligible effect on the roll of this school.

Tynecastle and St Augustine's High Schools are forecast to have adequate spare capacity to accommodate this development.

The forecasts are based on 2002 Start of Session School Rolls and housing completions identified in the Draft Housing Land Audit 2001. Revised child to house ratios have been applied.

Summary

There is no spare capacity at Balgreen Primary School and accordingly a contribution of £27,324 is required towards alleviating the accommodation pressures at this school.

Legal Services

Council Solicitor Comments 1 June 2004

The position is that Education consider that the circumstances are different from the last appeal in that the school roll has not dropped as

expected and the catchment school is forecast to remain over capacity. Ordinarily, Education would recommend that a developer contribution would be required to alleviate accommodation pressure in these circumstances. However, there is a prior history with this site. Having regard to that history, the Education Department is prepared to be flexible and not pursue an education contribution for this development.

Transport

29 April 2004

I have no objections to the application subject to the following conditions being applied.

All accesses must open for use by the public in terms of the statutory definition of "road" and require to be the subject of applications for road construction consent.

1. Footpath to the east of access road to be placed to the rear of the parking spaces.
2. Note showing proposed secondary access to be removed. (details as to what access serves not available).
3. To enter into a legal agreement to provide the following:
 - a) Design and construct puffin crossing on Chesser Avenue at no cost to the Council and to the satisfaction of the Director of City Development.
 - b) Reconstruct the existing junction Chesser Avenue/Chesser Crescent the design of which to be approved by the Director of City Development.
 - c) Footway link to be provided from the development site to Chesser Avenue to link in with the proposed puffin crossing.

All of a, b, and c to be completed prior to the occupation of the first dwelling house.

SEPA 28/5/02 In respect of the original layout.

General support provided for the drainage layout subject to minor technical detailing.

Representations

Scheme 1

The application was advertised on 13 September 2002. There have been two letter of representation, the reason for objection may be summarised as follows;

- loss of privacy
- loss of view

- same as previous application which was unacceptable

No further neighbour notification was required in respect of the changes proposed.

Policy

The proposed development is subject to the Business and Industry allocation of the South West Edinburgh Local Plan. In the Draft West Edinburgh Local Plan, it is part of a housing proposals site (HSG16).

Relevant Policies:

South West Edinburgh Local Plan

Policy H4 encourages proposals for the improvement of housing stock, the conversion of existing buildings, the development of infill sites and the redevelopment of brownfield land for housing.

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 12) and encourages the development of other suitable housing sites, provided that proposals are in accordance with other local plan considerations including the need to safeguard land of recreational or landscape value.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy E21 requires open space to be provided in all new housing developments, principally as a single space in one accessible area in accordance with certain stated standards.

Policy T5 requires development proposals to make specific provision for the needs of cyclists by ensuring easy access to the existing or proposed cycleway network and the provision of well designed cycle racks, where justified.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Draft West Edinburgh Local Plan

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H3 Housing sites, promotes the development of listed sites for residential uses.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and it's surroundings and the basic character of the city

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy T1 Impact of new development, expects that new development with the potential to generate a significant amount of personal travel should be in locations accessible by a range of modes of transport.

Policy T4 The Road Network, states that planning permission will not be approved if development would result in an inappropriate use of surrounding roads. With new development required to fund improvement measures in accordance with 'Movement and Development' standards.

Policy T7 states that development proposals should be designed to make walking and cycling as safe, convenient and attractive as possible and, where possible, should link with and provide extensions to the city-wide network of off-road routes.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

Non Statutory Guidelines

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider:

- a) whether the principle of residential development is acceptable in this location
- b) whether the design and scale is acceptable in this location
- c) residential amenity
- d) whether there are any implications for road safety
- e) education infrastructure

a) Residential Use.

The principle of residential development on the site is contrary to the designation of the South West Edinburgh Local Plan which allocates the site for business and industry. Part (e) of policy ED1 states "proposals for development incompatible with their primary industrial purposes will not be allowed."

Planning permission was refused in outline on 17 May 2000 (application number 00/00334/OUT). The applicants appealed this recommendation. The Reporter concluded in paragraph 22 that

"Policy H1 gives general support to housing development on "emerging" sites within the urban area. In these circumstances, and on a site currently used as a Territorial Army Centre, I am not satisfied that the proposal for housing development should be precluded simply by a reference in Policy ED1 to not allowing "proposals for development incompatible with their primary industrial purposes". Given the ambiguities, and the uncertainties which arise from the various provisions, I conclude that the local plan identifies the appeal site as having development potential for business or industrial purposes, but that it also offers support in principle for housing development, subject to detailed assessment."

para 24 states:

"For the reasons set out above, I conclude that, on balance, and despite the designation in the local plan, the appeal proposal would accord with the relevant provisions of the development plan."

Taking into account the issues raised in the Reporter's conclusion it is considered that the principle of housing on the site could become acceptable and this is reflected in policy HSG 16 of the DWELP. However, that policy advises that no part of the site can be redeveloped until the Fruit Market operations are relocated due to residential amenity concerns. Planning permission has been granted for an application for residential development in outline on the Fruit Market site, but there is no confirmation to date that the use will relocate. In this regard the noise assessment is a material consideration to this proposal.

In para 63 of the appeal statement in respect of New Mart Road the Reporter concluded that it would be premature to grant consent for any form of housing within the appeal site until a Planning Framework has been approved. The "Statement of Urban Design: Principles for Chesser Avenue, East Side" has subsequently been agreed by the Planning Committee on 6th February 2003. In this regard and with respect to the provisions of policy HSG 16 of the Draft West Edinburgh Local Plan, the applicant has been advised of the need to work cohesively with the adjacent land owners, Veitch Moir (owners of the Fruitmarket) and Asda, in order to ensure a comprehensive development of the site and to meet the requirements of the Local Plan. In their supporting statement the applicant has commented in para 6.5 that the Fruit Market owners have confirmed that the market remains financially viable and will not be closing in the foreseeable future. This further confirms the importance of good acoustic measures within the development to satisfy the requirements of HSG 16 of the Draft West Edinburgh Local Plan.

Environmental and Consumer Services are satisfied with respect to the noise report and subsequent amendments that have been carried out and now consider that the development can achieve a satisfactory form of residential amenity even if the Fruitmarket were to remain.

The Council has received confirmation of an alternative site for a medical centre within the locality of Chesser and therefore there is no longer a requirement to meet this aspect of policy HSG 16 of DWELP in this locality. Agreement has been reached between the applicant and the Housing Department in respect of affordable housing provision within the site.

The revised plans make provision for the development of a walkway/cycleway through the site to facilitate a link between the Water of Leith and the former railway line to the east of Hutchinson Crossway. This route will be encouraged through the application for residential development on the adjoining Fruitmarket site linking into the underpass.

b) Design and scale

The design of the original scheme, 01/04338/FUL, was generally accepted by the Reporter. The plans (as revised) differ from those considered at the Public Inquiry - particularly the change in orientation of

the internal accommodation resulting in acoustic bays on the southern elevation. It is considered that this element of detail will provide good solar gain from the south facing elevation, additionally providing acoustic measures within the remainder of the units.

The proposed development has been designed to take account of the approved Design Principles for the Chesser Area. The proposal follows the crescent road form with staggered blocks following the curve of the road. The proposed three storeys along Chesser Crescent reflects the scale and character of the surrounding four in a block dwellings providing a lively street frontage. The proposed design treatments are considered appropriate and the use of buff render and brickwork with concrete roof tiles is considered acceptable in this location.

The blocks to the rear are four storey and form a V-shape around a paved car parking area with some open space. As they are set further back in to the site their height and scale is considered acceptable. The proposal complies with the Council's non statutory guidelines in respect of Daylight Privacy and Sunlight.

Open space is provided within the and site and satisfies the current standards.

The applicant has agreed to the provision of 8 affordable housing units in Block B. This is 14.5% of the overall provision which satisfies the policy requirement. This delivery of the affordable housing will be secured through a section 75 Legal Agreement.

The drainage of the site has the support of SEPA.

The proposal seeks to retain the landscape belt along Chesser Avenue and provide reinforced structural planting along the southern and eastern boundaries. The private gardens proposed to serve the residents of Block A are welcomed and reflect the suburban character of the surrounding area.

c) Residential Amenity.

The site is currently not bound by other residential properties and the layout and design of the proposed dwellings would not affect the residential amenity of the surrounding dwellings. Block B on the Southern side of the site would be 9 metres from the southern boundary with the conservatory bays approximately 8 metres from the boundary. Currently this element of the proposal would overlook and overshadow the caretaker bungalow on the corner of the Fruitmarket site. However, considering that there are planning applications pending to develop that site and in accordance with the Agreed Design Principals for Chesser the buildings would overlook an area zoned for amenity space. It is considered that the bays will provide good surveillance towards the underpass and that no unacceptable overlooking or overshadowing would arise from the development. The proposal will not prejudice the development of the site to the south. A marginal departure from the non statutory guidelines in respect of Daylight Privacy and Sunlight is considered acceptable in this instance.

Environmental and Consumer Services are satisfied with the noise assessment carried out for the scheme and subsequent revisions and it is therefore considered that the proposed flats will have good residential amenity.

d) Highway safety

The proposed parking meets the Council's non-statutory guidelines in respect of Car Parking Standards.

Transport have advised that certain works be implemented prior to the occupation of the first dwelling house, the details of these requirements are outlined in the consultation section. If Committee are minded to grant permission these should be secured by means of a Section 75 Legal Agreement.

e) At the outline planning application appeal for the site in 2001, the Reporter found that although there was no capacity in the catchment schools, other nearby schools did have capacity. The Reporter considered that the flexibility through parental choice and the Council's ability to alter catchment boundaries meant that lack of school capacity was not a justifiable reason for refusal.

In the 2003 appeal, the Council did not defend refusal on educational grounds because the school roll was forecast to drop and the pupils likely to be generated by the development would take the school back to overcapacity. The current position is that the roll has not in fact dropped and the school is forecast to remain over capacity. However, whilst Circular 12/1996 says that it is reasonable to look for developer contributions if a development would exacerbate an existing problem, in discussion with the Council Solicitor about the particular circumstances of this case, Education consider that given the history regarding the site that they would not pursue an education contribution for this development.

Conclusion

In conclusion it is considered that the proposal provides a satisfactory development which meets the requirements of the Draft West Edinburgh Local Plan and the Design Principles for the Chesser Area. The proposal would allow for the satisfactory development of the adjoining Fruitmarket site.

It is recommended that the Sub-Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 28 -Moat

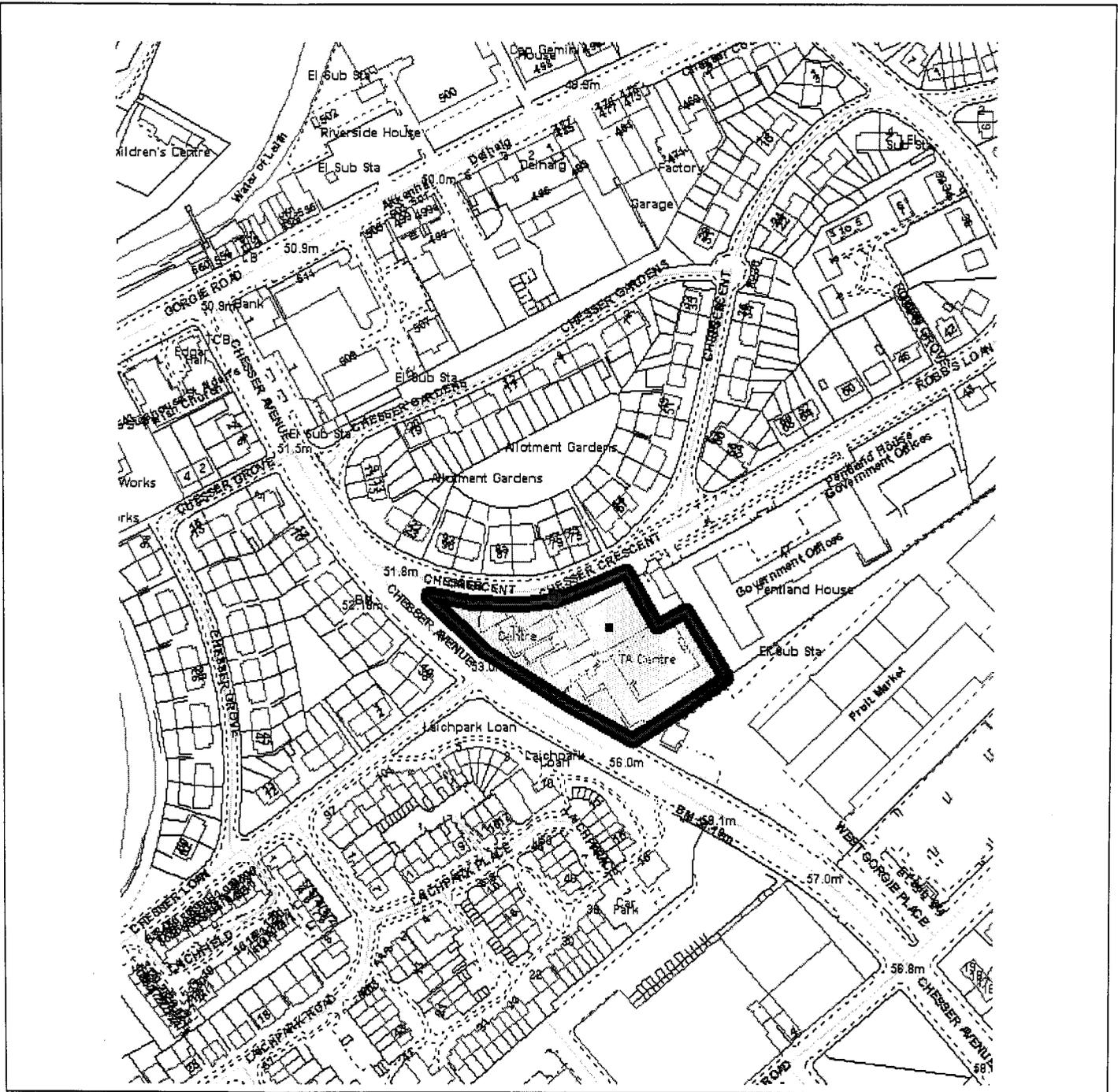
Local Plan

**Statutory Development
Plan Provision**

File

Date registered 5 September 2002

**Drawing numbers/
Scheme** 1, 11-12, 14-24



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PLANNING APPLICATION

Address	82 Chesser Crescent, Edinburgh, EH14 1SN		
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Application number:	02/03192/FUL	WARD	28- Moat
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			