

**Second Variation
at
3-7 Loaning Road
Edinburgh
EH7 6JE**

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

Proposal: 3-7 Loaning Road - erection of 77 flats request for non-material variation.
Applicant: Barratt East Scotland.
Reference No: 01/03748/VAR2

1 Purpose of report

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

Conditions

1. The planning permission hereby approved shall be commenced no later than five years from the date of the original planning permission reference 01/03748/FUL dated 24.7.2002.
2. 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.
3. 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.

4. Prior to commencement of work on site, details of further traffic calming on Loaning Road shall be submitted for the written approval of the Head of Planning. All agreed works shall be implemented at no cost to the Council and be complete prior to occupation of the development.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to enable the planning authority to consider this/these matter/s in detail.
 3. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
 4. In order to safeguard the interests of road safety.
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2 Main report

Site description

The site has recently been cleared of a series of industrial buildings and redevelopment as recently approved has begun on site.

To the west it links to modern flats, with Restalrig village beyond. To the south is an area of Council housing, mainly in three storey blocks. To the north, across a car park stands the former Kinloch Anderson factory, now converted to flats, and with further modern flats to its east. This factory building was recently listed.

To the east is a collection of temporary buildings on a site owned by the Social Work Department.

Site history

24.7.2002 - consent to erect 77 flats approved (including 8 affordable units) with 54 car parking spaces (accepted as car-reduced). The mix here was 67 two-bedroom flats and 10 one-bedroom flats.

05.11.2002 - non-material variation approved altering stair towers and parking (extra 3 spaces) no changes to unit type/number

17.10.2003 - deletion of condition requiring affordable housing component approved. Note - in order to retain original approved parking ratios relating to the private flats (75%) unit numbers were dropped to 75. Parking retained at 57 spaces (76% final provision). The reduction of units created 2 three-bedroom maisonettes in lieu of 2 two-bedroom and 2 one-bedroom units. The total mix was therefore 2 three-bedroom, 65 two-bedroom, and 8 one-bedroom.

Development

The application seeks to increase unit numbers from 75 (as last varied) back to 77 units (as originally consented) through internal subdivision i.e. splitting the two largest units to create two extra units.

No external alterations are proposed to the approved scheme.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

The site lies in an area of Housing and Compatible Uses as shown in the North East Edinburgh Local Plan.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy T7 (CYCLE PARKING) requires new development to provide secure cycle parking in conformity with approved standards and in appropriate public locations where it contributes to greater cycle use.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Policy E7 (OPEN SPACE PROVISION): specifies minimum standards of open space provision in new housing developments to meet both recreational and amenity needs.

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issue in this type of application is simply whether the variation is material or non-material.

ASSESSMENT

The application reverts the proposal to a form originally approved in terms of unit numbers, unit sizes, scale, form and design.

The only material change from the original consent is the absence of affordable units, but this requirement was deleted in the last revision, approved by Committee in October 2003.

Even if unit numbers were not as originally approved, Council procedures allow for a 5% change in unit numbers within non-material changes. In relation to the last consent the changes represent a 2.5% increase.

Parking provision was raised in earlier amendments, and will remain at 74%: i.e. 1% below the original approved ratio for the private flats component. This is not considered material.

It is recommended that the Committee agrees to vary the consent, subject to the remaining conditions which are still applicable.

Note: Enforcement have been alerted to the fact that works have commenced without compliance with the outstanding conditions.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Stephen Dickson on 0131 529 3901 (FAX 529 3706)

Ward affected 00 -No Ward Number

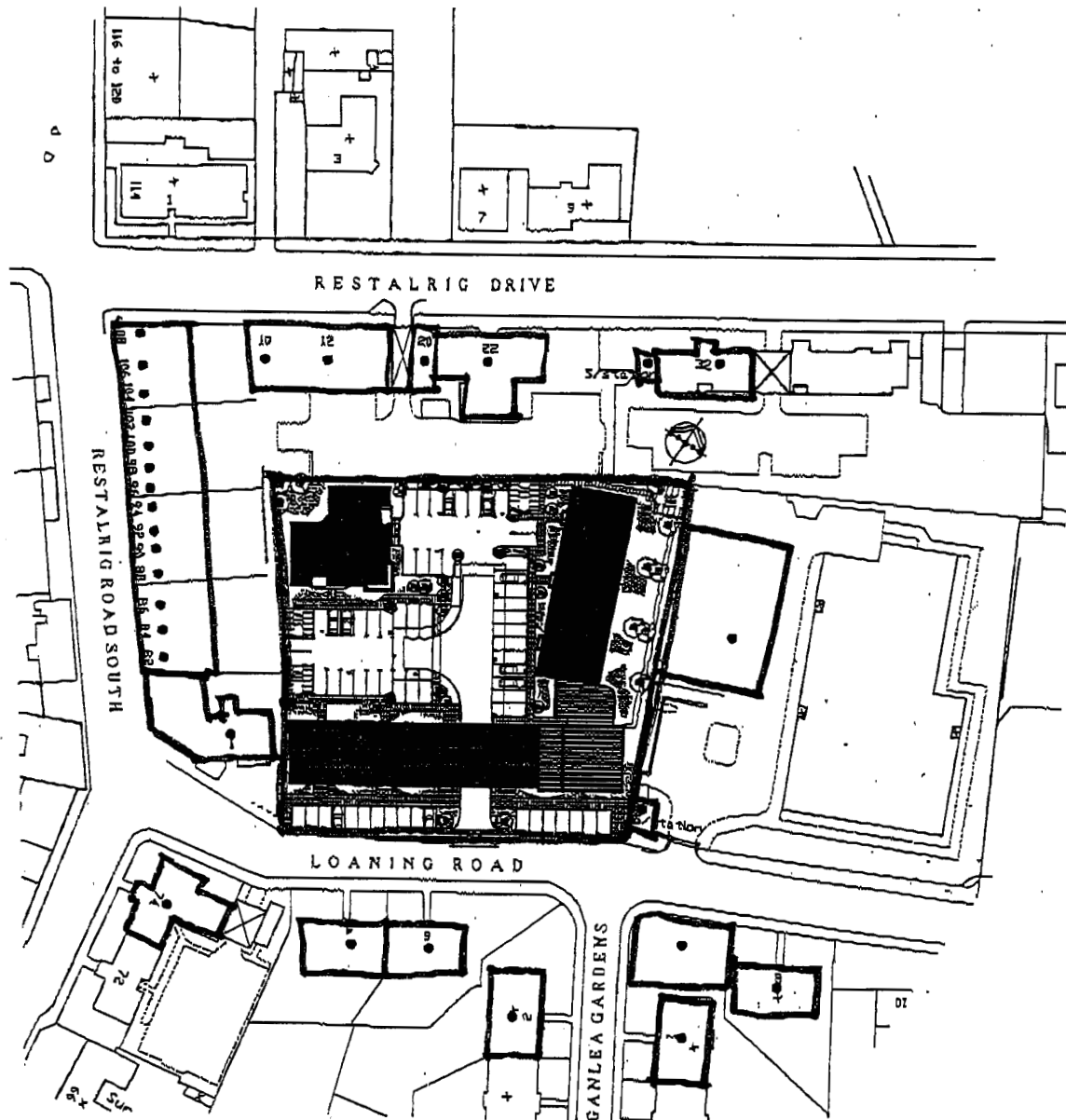
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File AF

Date registered 9 January 2004

**Drawing numbers/
Scheme**



• DENOTES NEIGHBOURS NOTIFIED

Project: Residential Development at
Loaning Road, Edinburgh for
Barratt East Scotland

Title: Location Plan
Adjoining Proprietors

Scale: 1:1250 Date: Sept 2001 Drawn: gm

Drawing No:
E2120/PL 009
Rev.
Comp. Ref.

REVISIONS

No.	Description



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