

**Full Planning Application 07/02966/FUL  
at  
Land Adjacent To  
25 Upper Grove Place  
Edinburgh**

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

26 September 2007

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**1 Purpose of report**

To consider application 07/02966/FUL, submitted by Fountain North Limited. The application is for: **Substation installation. Land adjacent to 25 Upper Grove Place and Planning application block AW ref. 07/00189/ful**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The site is on the south side of the Western Approach Road, to the immediate west of the rear garden belonging to existing residential properties on Upper Grove Street. The site is currently under redevelopment as part of the larger Fountain North development site.

## **Site History**

### Relevant History

6th December 2006 Planning application granted for the fully integrated site wide strategy for both buildings and services (Fountain North Site). Extensive documentation submitted included a report titled Utilities Services Infrastructure Provision (Blackwood Partnership September 2005). Within Appendix 2, Drawings (610)001 11KV Schematic (610)002 Sub-station Details and (965)001 Distribution Layout fully described the substation proposals (05/00106/OUT).

4th June 2007 Planning application granted for the public realm and landscape treatments throughout the development site, defining the finishes to all areas outwith the built elements such as substations and future buildings (06/05235/REM).

13th August 2007 Planning application granted for a residential apartment block (referred to as Block A2) immediately adjacent the application site (07/00189/FUL).

In light of the preceding consents granted, as outlined above, the subsequent applications 07/02988/FUL and 07/02966/FUL were submitted to seek further approval for the GRP enclosure (standard Scottish Power specification), precise setting out as agreed with Scottish Power, together with supplementary landscape screening proposals.

### **Description of the Proposal**

It is proposed to site an electricity substation within a GRP housing cabinet on the site. It would have a footprint of 3 metres by 2.45 metres and a height of 2.4 metres. It would be within an enclosure bounded by a 2.5 metre high timber screen. Immediately to the east would be a strip of planting and to the rear would be a step in ground levels of approximately 2 metres.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

- 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, are there any compelling reasons for approving them?

### **ASSESSMENT**

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

- a) the principle is acceptable in this location;
- b) the design of the installation is acceptable;
- c) the proposals will have any impact on residential amenity;
- d) the proposals will have any adverse effect on road safety.

a) Substations are required throughout the city to provide electricity to both domestic and commercial premises. They are a necessary part of the city infrastructure and are acceptable in principle within residential areas.

b) The substation itself would be the standard GRP cabinet housing, used by Scottish Power on sites throughout the city. This would be surrounded by a 2.5 metre high timber screen fence on three sides with a wall to the rear. The substation would be adequately screened with appropriate boundary treatment and would be acceptable in appearance.

c) An independent acoustic report has been submitted which demonstrates that the noise emitted from the substation would comply with the relevant regulations. The previously approved Block A2, to the rear of which the substation would be located, would not lose any external amenity space as a result of the substation enclosure. Residential amenity would be protected.

d) Stopping on the West Approach Road is currently illegal. However, there are streets to the south connected to the site by footpath where any maintenance vehicles would be able to stop.

In conclusion, the proposed substation and enclosure is acceptable in principle and in design, would not impact on residential amenity and would not have an adverse effect on road safety.

It is recommended that the Committee approves this application subject to a condition relating to the restriction of noise and vibration.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	David Shepherd on 529 3924
<b>Ward affected</b>	A09 - Fountainbridge/Craiglockhart (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Existing Industry and Business
<b>Date registered</b>	17 July 2007
<b>Drawing numbers/ Scheme</b>	1-2. Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

#### **Services For Communities: Environmental Assessment**

*No objections subject to a condition restricting noise and vibration.*

### Representations

The application was validated on the 17th July 2007. Seven letters of objection have been received, all from residents of the adjacent tenement. A letter of comment was also received from Sarah Boyack MSP. The following concerns have been raised:

1. noise (addressed in assessment c),
2. appearance (addressed in assessment b),
3. road safety (addressed in assessment d).

Other issues raised are non-material.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The site is within the Central Edinburgh Local Plan area under an Existing Industrial/Business Use land use designation. It is also within the Finalised Edinburgh City Local Plan area under an Urban Area land use designation.

### Relevant Policies:

### **Relevant policies of the Central Edinburgh Local Plan.**

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

### **Relevant Non-Statutory Guidelines**

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The design, installation and operation of the substation shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

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## Location Plan

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