

Full Planning Application 06/00185/FUL
at
Moredun Park View
Edinburgh
EH17 7LR

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/00185/FUL, submitted by Dunedin Canmore H.A. The application is for: **Environmental improvements - erect 2/3 storey houses and flats (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site extends to a total of 1.34 hectares, and is located to the south west of Moredun Park View. The site is currently partly open space and demolished housing.

Site history

16 June 2005 - Planning permission granted for refurbishment and environmental improvements to housing next to the application site (04/04028/FUL).

Adjacent Sites

30 June 2005 - Planning permission granted for new housing on the site immediately to the north east (The Dell) 04/04344/FUL).

Description of the Proposal

The application is for 38 new houses and flats, and a remote amenity area 80 metres to the south, separated from the proposed housing by refurbished housing (Planning Application 04/04028/FUL granted consent on 16 June 2005). The proposed accommodation is as follows:

Eight 2 person 2 apartment flats
Four 3 person 3 apartment flats, including one wheelchair accessible unit;
Ten 5 person 4 apartment houses
Fifteen 4 person 4 apartment houses
One three storey town house

Materials are smooth render, dry dash, facing brick, aluminium seam/concrete tiled roofs and timber windows and doors. Metal fences are proposed for front gardens, timber fences to the rear.

There is a remote amenity open space area within the wider regeneration site, details of which are included within this proposal. Landscaping proposals involve the planting of street trees, and specimen trees within the amenity areas. A total of 3,800 square metres of amenity space is to be provided (28% of the total site area covered by this application).

A total of 51 parking spaces is to be provided.

Previous Scheme

A separate wheelchair accessible house at the southern end of the site has been deleted, and additional amenity space added in its place.

3 Officer's Assessment 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 these determining issues, the Committee needs to consider whether:

- a) The proposals are acceptable in terms of land use;
- b) The proposed design and layout are acceptable in terms of the effect on the character of the surrounding area, and afford reasonable levels of amenity for future residents;
- c) The proposed road layout is acceptable in terms of access, road safety and parking;
- d) There will be any adverse impact on the amenity of neighbouring occupiers.

a) The site is allocated as HSG 5 (Moredun Park Housing Proposal) in the adopted South East Edinburgh Local Plan. Development for housing purposes is fully in accordance with this allocation. The proposals are acceptable in terms of land use.

b) The proposed layout is acceptable in terms of urban form, and will provide acceptable levels of amenity for residents. Open space provision, although partly located remotely from the specific housing application site, is at an acceptable level in the wider context of the overall regeneration of the locality. The proposed street layout and building design are acceptable in the context of the character of the area, and consolidate the refurbishment and improvement of the locality in relation to previous consents for adjoining sites.

As the site drains directly into a combined downstream sewer, there is no requirement for a SUDS drainage scheme.

The proposals are acceptable in terms of impact on existing character and provision of amenity for future residents. Treatment of the boundary of the remote amenity area is covered by condition.

c) The proposed road layout is acceptable. Transport has no objections, subject to the submission of details of road calming measures and cycle parking provision. These matters are covered by condition.

d) The proposed development does not adversely affect neighbouring residential properties in terms of daylight or privacy.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

In conclusion, the proposals are acceptable in terms of land use, design and layout and impact upon neighbouring properties.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to landscaping, boundary treatment, waste management, contamination and traffic calming.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902
Ward affected	55 - Moredun
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Urban Area/HSG 5
Date registered	27 January 2006
Drawing numbers/ Scheme	02-05; 07-16; 18; 20-22 Scheme 2

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.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on (0131) 529 3519. Email: graham.dixon@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Moredun Park View
Edinburgh
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Proposal: Environmental improvements - erect 2/3 storey houses and flats
(as amended)
Reference No: 06/00185/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections to the application subject to the following conditions being applied.

All accesses must be 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.

Conditions:

- 1. The new roads provided as part of the application are to be designed for a 20-mph speed limit. This will require traffic calming features, the type, layout and location of the features to be approved by the Director of City Development.*
- 2. Secure cycle parking to be provided for the use of residents, and on street cycle parking for the use of visitors.*

Transport - Structures

Further to your request for consultation on the above planning application, I can advise you that this Unit does not have any comments with regards to flooding from a watercourse. Further to this, there are no culverted watercourses within the developers' site boundaries.

Should the development discharge to a watercourse, whether directly or via a sewer, the developer shall provide drainage in accordance with the Sustainable Urban Drainage System (SUDS) design manual. The system shall limit surface water runoff to the equivalent 2-year green field runoff rate, and this shall be no more than 4.5 l/s/ha. Further to this, the system shall be capable of attenuating the 30-year storm runoff. The developer shall submit details of their SUDS to SEPA and to this Unit for consent. If the drainage connects in to a sewer, the developer shall also consult Scottish Water with the view of obtaining discharge consents.

Environmental Services

With reference to the above, this Department offers no objections subject to the following

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, 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 remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

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.

SEPA

SEPA has no objection in principle to the proposed development although the following comments will apply.

Sewage Disposal

1. There we no indication given in the application regarding the treatment of foul drainage. However, foul drainage from the proposed development should be drained to the public foul sewer. Connection to the public foul sewer is subject to the approval of Scottish Water and permission to connect may depend on the availability of spare capacity. If you require further clarification then it is recommended that you consult with Scottish Water on this issue.

Surface Water

2. SEPA would request that any planning permission granted includes a condition requiring the applicant treat surface water from the site in accordance with the principles of Planning Advice Note 61 and Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland, CIRIA C521 (<http://www.ciria.org.uk>). Such measures include the use of porous surfacing for parking areas and soakaways. The surface water drainage arrangements will need to meet the requirements of SW, the Council and SEPA area staff.

3. Temporary measures such as the provision of silt traps or a silt lagoon must be provided to deal with surface water runoff during construction and prior to the

operation of the final SUDS. It is recommended that this aspect is covered by a planning condition.

Waste Facilities

4. The applicant should be aware that waste management facilities for recycling will be required within the development. Contact should be made with the Council's Waste Management Department to identify what facilities are appropriate in a development of this size.

Landscaping and Construction

5. Construction works associated with the development of the site must be carried out with due regard to SEPA's pollution prevention guidelines. These publications are available free of charge on the SEPA website www.sepa.org.uk/guidance/ppg.ppghome.htm or from any SEPA office. It is recommended that these guidelines be referred to in a planning condition.

6. There may be waste management licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Generally, waste material can only be imported to a site if a waste management license is in effect or if an activity exempt from licensing has been registered with SEPA in accordance with the Waste Management Licensing Amendment (Scotland) Regulations. Similarly, waste removed from a site must be deposited either at a suitably licensed site or at a site for which a relevant exempt activity has been registered. SEPA regards all soils, including topsoil, removed from sites as waste.

7. Where waste is either imported to or exported from a site, applicants and their contractors should be fully aware of the relevant requirements relating to the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

Children & Families

Due to the net reduction in the amount of residential units proposed an education contribution for this application will not be required. Consequently, the Children and Families Department has no concerns regarding this application.

Scottish Water

No comment received.

Police

No comment received.

Housing

The Housing Department has worked with Planning to develop a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

The proportion of affordable housing required is set at Ward level other than for sites of over 500 units. In ward 55, in which this site lies, the provision for affordable housing is 0% within the AHP unless the application proposes more than 500 units. Affordable housing is therefore not required as part of this proposal under the terms of the current affordable housing policy.

We request that the applicant be made aware that the AHP is currently under review. Proposed changes include a city-wide affordable housing percentage of 25% and a lowering of thresholds to 12 units (although on-site provision would only be sought in applications with 20 or more units). However, as this application was received before 6 March 2006, affordable housing would still not be required under the terms of the policy.

However, I understand that this proposal is part of a larger regeneration initiative in the area that includes housing and environmental works that will enhance the neighbourhood. The units contained in this proposal are reprovisioning for current stock in the area and as such, all the units will be affordable. In light of this, I have no objection to the proposals.

The New Target Housing Standards, which came into effect from the 1st April 2004, states that all affordable homes which require subsidy in the form of Housing Association Grant (HAG) must be built to Lifetime Home standard and that the applicant is required to provide:

- 10% of the affordable housing to wheelchair accessible standard.*
- 10% of the affordable housing suitable for elderly/ambulant disabled people.*

I also request that Dunedin Canmore be asked to confirm that the proposals can comply with these requirements.

Representations

It has been certified that neighbours were notified, and the application was advertised on 10 February 2006.

One neighbouring resident welcomes the plans in general terms, but expresses concern over public open space adjacent to her property and resulting security and vandalism issues.

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

South East Edinburgh Local Plan - Urban Area - HSG 5 (Moredun Park Housing Proposal).

Relevant Policies:

Policy DQ4 states that the use of design features and materials intended to conserve and treat surface water on site as far as practical and minimise run off will be sought whenever appropriate.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ9 states that new development should include proposals for new tree planting and robust landscaping whenever this is appropriate.

Policy H2 states that within the urban area development for housing by way of new development, redevelopment or conversion of existing buildings will be acceptable, unless other policies indicate otherwise.

Policy H4 states that new housing development should make the best of urban land, be well-laid out in terms of access, parking etc. provide amounts and types of open space appropriate to the development and provide a residential environment, which affords ease of access, safety and engenders a sense of community.

Policy H5 states that open space should be provided in new housing development to the following minimum standards: 1.6 hectares per 1,000 persons or 0.4 hectares per 100 houses in large developments. 10% of the site area in smaller, infill housing schemes.

Policy H8 states that a variety and a balanced mix of house types will be sought in new housing schemes to cater for the needs of different population groups.

Policy H10 states that proposals for new residential development shall include a proportion of affordable housing as identified.

Policy T2 states that new development will only be allowed provided there will be no significant adverse consequences for road safety, the convenience and safety of walking and cycling in the area, public transport, the capacity of the surrounding road network, and residential amenity as a consequence of an increase in motorised traffic.

Policy T4 states that permission will not be granted for development which would result in an inappropriate use of surrounding roads, having regard to their role and function in the hierarchy.

Policy T8 states that development proposals should be designed to make walking and cycling as attractive as possible, providing convenient and safe links with, or access to existing and proposed cycle and pedestrian networks.

Policy T9 states that car parking provision will be required in conformity with the Council's adopted parking standards.

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

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

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.

Non-statutory guidelines on Developer contributions in schools gives guidance on the situations where developers will be asked to make financial or other contributions towards the cost of providing new facilities for schools.

Non-statutory guidelines on 'COMMUNITY SAFETY' provides guidance on the community safety aspects of new development proposals in support of statutory development plan policies.

Non-statutory guidelines on Edinburgh Standards for Urban Design sets criteria for the quality of design in new development to maintain and improve the visual image and identity of Edinburgh.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

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. (a) All accesses shall be open for use by the public in terms of the statutory definition of 'road' and will require to be the subject of applications for road construction consent.

(b) The new roads provided as part of the application shall be designed for a 20-mph speed limit. Full details of traffic calming features shall be submitted to and approved by the Director of City Development before construction commences. The development hereby approved shall not be occupied until these approved features are in place to the satisfaction of the Director of City Development.

4. Before any part of the development is brought into use, cycle parking shall be provided within the site to meet the standard required by City of Edinburgh Council policy; the type and siting of such parking shall be approved in writing by the Head of Planning & Strategy before work commences on site, and no alteration to the approved cycle parking provision shall be made without the further written approval of the Head of Planning & Strategy.
5. Prior to the commencement of works on site, details of access to and space for waste management facilities, including recycling, shall be submitted to and approved in writing by the Head of Planning and Strategy. Thereafter, the requirements agreed shall be implemented to the satisfaction of the Head of Planning and Strategy, prior to the occupation of the development hereby approved.
6. The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
7. Notwithstanding the provisions of the General Permitted Development Order, the dwelling houses hereby approved shall not be altered externally or extended without the prior written approval of the planning authority.
8. 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.
9. Details of the boundary treatment and additional protective planting relating to the remote amenity/play area to the south of the site between Ferniehill Road and Gilmerton Road shall be submitted for the approval of the Head of Planning & Strategy before construction commences. The approved boundary treatment shall be implemented to the satisfaction of the Head of Planning & Strategy prior to occupation of the development hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In order to safeguard the interests of road safety.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. In the interests of sustainable development.
7. In order to retain and/or protect important elements of the existing character and amenity of the site.
8. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
9. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

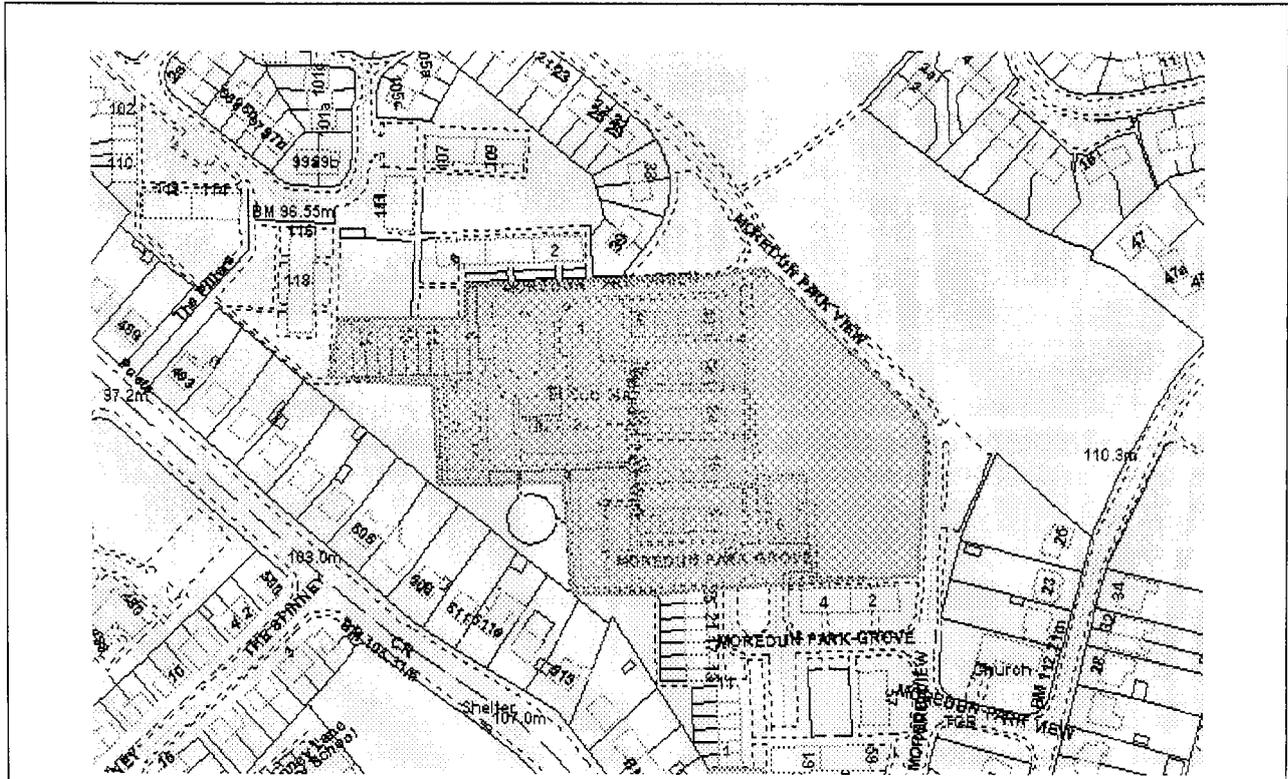
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Location Plan



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