

Full Planning Application
at
80 Niddrie Mains Road
Edinburgh
EH16 4DT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Proposed light industrial units (as amended)
Applicant: McGowan Motors.
Reference No: 02/03725/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. The use and/or operations shall be such as can be carried out in a residential area, without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
3. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
4. The hours of operation of the development hereby approved shall be restricted to 08.00 to 20.00 on Mondays to Saturdays, and 09.00 to 18.00 on Sundays.

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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 4. In order to safeguard the amenity of neighbouring residents and other occupiers.
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2 Main report

Site description

The site comprises a vacant overgrown plot of about 0.2 ha. which is part of a larger repair garage site. The site is relatively flat but rises by about 1 metre from north to south. The overall property includes a run-down workshop building (rusty corrugated iron) to the east and a brick-built workshop block to the north.

A public house and snooker hall (vacant) adjoin the site entrance to the north. There is a line of largely vacant six-in-a-block housing to the west of the site and a supermarket service yard to the south.

Site history

There is no relevant planning history on file. The site has a long-established use as engineering and vehicle repair workshops.

Development

Scheme 1

It is proposed to erect 16 light industrial units in two blocks totalling 863 sq metres on the open, south west part of the repair garage/workshop site. The buildings have a gabled roof design with an eaves height of 2.5 metres and a ridge height of 5 metres. The proposed cladding is brick wall panels with profiled metal roofing.

The development will utilise an existing vehicular access through a yard adjacent to a public house and snooker hall in Niddrie Mains Road. This narrows to a 5.6-metre wide pinch-point at the immediate site entrance.

Scheme 2

Two of the units have been deleted and the floorspace reduced to 779 sq metres. Improved manoeuvring space and 16 parking spaces have been provided.

Consultations

Environmental Services

No objection subject to conditions limiting noise (compliance with NR25) and restricting the hours of use to 8-8, Monday to Saturday, and 9-6 on Sundays and servicing hours to 7-8, Monday to Saturday, and 9-6 on Sundays.

Transport

Scheme 1 - The submitted plans do not show any parking provision.

Scheme 2 - No objection; the road layout should comply with RCC standards.

Representations

Neighbours were notified on 11 October 2002 and the proposal was advertised (departure) on 1 November 2002.

No representations have been received.

Policy

The site is within a potential Housing Development site (HSG 15) in the South East Edinburgh Local Plan. It is identified as being suitable for development for housing, shopping and/or community purposes.

In the Finalised draft of the replacement South East Edinburgh Local Plan, the site is within the "Urban" area. It is not specifically identified as a potential housing development site. Relevant policies are DQ6 (Design), H6 (Residential Amenity) and ED2 (Economic Development).

Relevant Policies:

Adopted Local Plan

Policy H2 supports the development of potential housing sites identified on the Proposals Map and encourages further infill proposals, subject to other local plan considerations.

Policy H5 presumes against the establishment or extension of a non-residential use likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy H7 proposes the acquisition by the Council of land at Niddrie Mains Road to enable eventual redevelopment.

Policy ED2 establishes a presumption against major new industrial and warehouse development outwith the defined business areas but supports on-site expansion of existing businesses subject to certain criteria.

Policy E4 sets quality objectives for new development.

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

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in 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 development is in accordance with land use policies, b) whether the design is in keeping with the character and appearance of its surroundings, c) whether access and parking arrangements are satisfactory and d) whether residential amenities are safeguarded.

a) In the statutory South East Edinburgh Local Plan (1992), the site is included in an area allocated for redevelopment for housing and community purposes, although this policy has not been retained in the Finalised draft of the replacement South East Edinburgh Local Plan. The interim Planning Framework for Craigmillar encourages new development in the Craigmillar Centre, including the creation of employment opportunities.

The adjoining six-in-a-block housing to the east (Craigmillar Castle Loan) is vacant and is due for major refurbishment. The site is also well located in relation to Craigmillar shopping centre and it would be preferable for the land to be developed for retail or community purposes, as envisaged in the 1992 local plan, and taking into account the development potential of neighbouring land. However, no progress has been made by the Council in the last 10 years in acquiring the site and EDI has made no comment on the current application.

The proposal will provide workshops and local jobs and make use of derelict land without being contrary to evolving planning policy. The overall site has an established industrial use (vehicle repairs) and the proposal is consistent with this.

b) The buildings are functional in character and design. However, the proposal is for small workshop units, with modest eaves and ridge heights, and they will not be unduly obtrusive on this backland site.

c) Access to the site from Niddrie Mains Road is satisfactory. There is an existing 5.6 m wide pinch-point at the immediate site entrance. It is not feasible to improve this due to existing building and ownership constraints. The access has been used to serve the site for many years and the minor infringement is unlikely to prejudice vehicular or pedestrian safety. This detail is acceptable.

The layout of the internal circulation and manoeuvring space has been amended and is now satisfactory. It complies with RCC standard.

Parking provision (16 spaces at 1 space per unit + 2 visitor spaces) complies with the relevant standard which requires 13-20 spaces.

d) The proposal infringes the boundary daylighting criterion on the west boundary, but this is limited to a 1-metre wide strip of land which comprises untended communal open space for the adjoining flats, and the marginal daylighting infringement is unlikely to prejudice the refurbishment of these properties.

The site is surrounded on three sides by commercial uses and does not raise significant amenity issues. The proposed development is inward orientated, with a blank building wall being provided along the west boundary with neighbouring residential properties. The application is for light industrial units and it is therefore unlikely that amenity problems will arise. However, safeguarding conditions are recommended.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 57 -Craigmillar

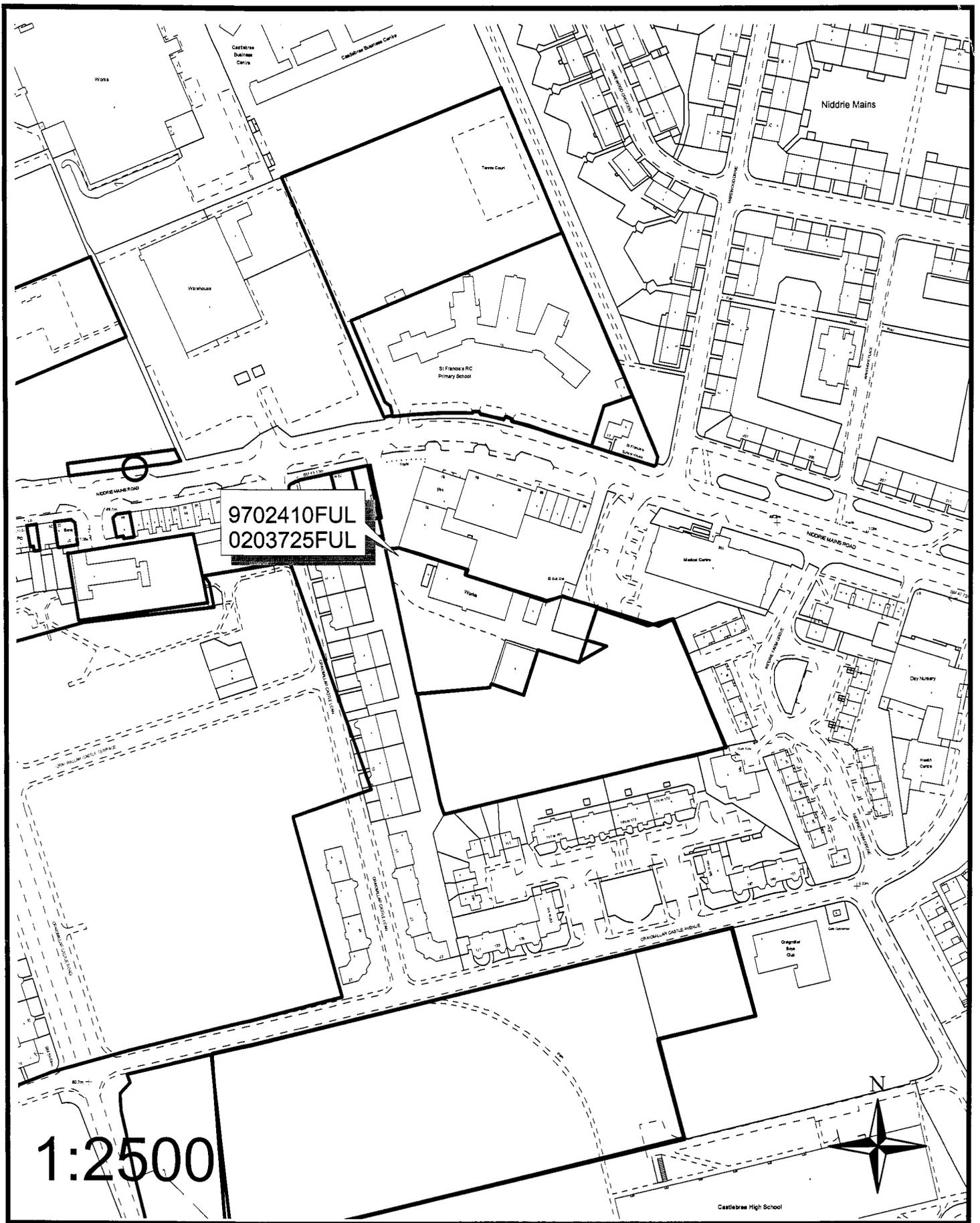
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Housing

File

Date registered 28 October 2002

**Drawing numbers/
Scheme** 004802-3
Scheme 2



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PLANNING APPLICATION

The City Development Department - Planning