

Full Planning Application at Hyvot Loan Edinburgh

Development Quality Sub-Committee of the Planning Committee

Proposal: New build housing association houses and flats (23 no.) (as amended)
Applicant: Dunedin Housing Association Ltd.
Reference No: 02/03836/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. 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. A. Prior to the commencement of work on site,
 - i) a site survey (including bore hole testing where necessary) shall be carried out to establish, to the satisfaction of the Head of Planning & Strategy, either that the level of contamination of any land within the site is acceptable, or that remedial and/or protective measures could be undertaken to bring the contamination to an acceptable level in relation to the development, and

ii) a detailed schedule of any required remedial and/or protective measures, including their programming, shall be submitted to and approved in writing by the Head of Planning & Strategy;

B. any required remedial and/or protective measures shall be implemented in accordance with the approved schedule to the satisfaction of the Head of Planning & Strategy.

4. (a) Detailed plans showing details of surface water drainage, in accordance with the principles of Sustainable Urban Drainage Systems, shall be submitted to and be approved in writing by the Head of Planning and Strategy before work is commenced on site. The specification of the drainage system must be compliant with the SUDWP/CIRIA design manual for sustainable urban drainage systems (SUDS), and must provide flow attenuation to ensure that runoff from the development does not increase the risk of flooding elsewhere, to the satisfaction of the Head of Planning and Strategy.

(b) Construction works associated with the development of the site shall be carried out with due regard to SEPA guidelines on the avoidance of pollution.

5. 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.

6. 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.

7. Only those trees physically in the way of the development, as agreed in writing by the Head of Planning, shall be removed, and no work shall be carried out on the remaining trees at any time without the prior written approval of the Head of Planning & Strategy.

Reasons

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

2. In order to enable the Head of Planning & Strategy 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 for the Head of Planning and Strategy to consider this matter in detail, and in order to prevent flooding and land contamination.

5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

6. In order to ensure that the approved landscaping works are properly established on site.

7. In order to safeguard protected trees.

2 Main report

Site description

The application site comprises undulating open space, characterised by semi mature trees, bushes and grassland. The surrounding area is residential in nature. Immediately adjacent to the site is the Burdiehouse Burn, which is an important wildlife habitat.

Site history

There is no relevant planning history for this site.

Development

The application is for the erection of 15 detached, semi detached and terraced houses and 8 flats contained within two blocks.

Accommodation is as follows:

- Four 2 person flats
- Four 3 person flats
- Nine 4 person houses
- Four 5 person houses
- One 6 person house
- One 7 person house

Materials are facing brick and off-white render, and grey roof tiles.

The amendment involved minor changes to provide cycle storage and clarification of the road layout.

Consultations

Environmental Services

The above application site is adjacent to the Safeway supermarket at 408 Gilmerton Road. However, it is noted that deliveries to Safeway's are restricted to 7 am to 10 pm. Therefore, this Department would offer no objection to this application subject to the following condition.

1. Prior to commencement of work on site,

a) a site survey (including bore hole testing where necessary) shall be carried out to establish, to the satisfaction of the Head of Planning, either that the level of contamination of any land within the site is acceptable, or that remedial and/or protective measures could be undertaken to bring the contamination to an acceptable level in relation to the development, and

b) a detailed schedule of any required remedial and/or protective measures, including their programming, shall be submitted to and approved in writing by the Head of Planning;

2. Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule to the satisfaction of the Head of Planning.

Education

School Capacities

This site is located within the catchment areas of Gilmerton Primary School, Liberton High School, St John Vianney Roman Catholic Primary School and Holy Rood Roman Catholic High School.

Gilmerton Primary School is operating below capacity at present and is expected to drop over the forecast period, picking up slightly again after 2009. There would be spare capacity at this school to accommodate this development.

Liberton High School is operating close to capacity at present and is expected to remain in this position until 2004. However, there would be spare capacity at this school to accommodate this development.

St John Vianney Roman Catholic Primary School is operating below capacity at present and is expected to remain in this position for the forecast period. There would be spare capacity at this school to accommodate this development.

Holy Rood Roman Catholic High School is operating above capacity at present and is expected to remain in this position for the forecast period. However, the effect of this development on the school roll would be negligible.

The forecasts are based on 2001 Start of Session School Rolls and housing completions identified in the Draft Housing Land Audit 2000. Revised child to house ratios have been applied.

Summary

There is spare capacity at the catchment primary and secondary schools and the catchment RC primary school. This development would have a negligible effect on the school roll of the catchment high school.

Transport

No objection to revised layout.

Transport (Structures)

It would appear from inspection that existing ground levels are successfully high to avoid any flood risk from the Burdiehouse Burn. Flood Risk Assessment is not required. Surface water and drainage must be designed to avoid increasing flood risk or pollution. Drainage must be in accordance with the design manual or Sustainable Urban Drainage Systems (CIRIA 2000).

SEPA

Flood Risk

1. From the Council records of the April 2000 flood, it was housing at Ellen's Glen Loan downstream of the above that appeared to be affected. However, SEPA has no information and would confirm whether flooding is an issue at the above site. It is recommended that you consult with Mr Alvin Barber of your Council's Technical Services Department who may have more information.

The advice on flood risk contained in this letter is supplied to you by SEPA in terms of Section 25(2) of the Environment Act 1995 on the basis of information held by SEPA as at the date thereof. It is intended as advice solely to City of Edinburgh Council as planning authority in terms of the said section 25.

Sewage Disposal

2. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water (SW) and permission to connect may depend on the availability of spare capacity. Your attention is drawn to SW's consultation response for clarification of the position.

Surface Water

3. The specification of the drainage system must comply with the SUDWP/CIRIA design manual for sustainable urban drainage systems (SUDs) (ISBN 0 86017 5219). This entails use of indirect systems such as permeable surfaces, peripheral French drains, soakaways and swales in preference to arrangements that convey pollutants directly to the water environment. A suitable SUD based system should also provide flow attenuation to satisfy your Council's requirement to ensure that run off from the development does not increase the risk of flooding elsewhere.

Landscaping and Construction Works

4. Construction works associated with the development of the site must be carried out with due regard to the SEPA's guidelines on avoidance of pollution (PPG 5). A copy of the pollution prevention guidelines has been forwarded to the agents and it is recommended that they should be referred to in a planning condition (copy enclosed).

5. The development of the site may entail operations such as importation or removal of waste material such as soil, which may require a waste management licence or confirmation of exemption. These aspects will have to be referred to SEPA area staff in order to ascertain the position.

Representations

The application was advertised on 22 November 2002.

No representations have been submitted directly to Planning, although the Ellen's Glen Loan Residents Association have written to Housing, expressing concern over potential flooding issues.

Policy

Finalised South East Edinburgh Local Plan 2002 - HSG 7 - Hyvots Bank Housing Proposal

Estimated Capacity – 30 units

Relevant Policies

H2 - supports the principle of housing development with defined areas. Within area HSG 7, new development will require to take account of the adjoining wildlife site, retain mature trees and retain the existing footpath links over the site.

H4 - provides general design guidance for new housing developments

H5 - sets landscaping standards

H8 - seeks to encourage appropriate housing diversity

DQ6 - encourages high standards of design in new developments.

DQ9 - sets standards for landscaping

GE4 - seeks to protect and enhance existing landscape quality

GE6 - seeks to protect open space

GE9 - seeks to protect Wildlife Sites

T9 - ensures that parking conforms with Council standards

South East Edinburgh Local Plan - Site with potential for housing development (HSG 24)

Estimated Capacity – 30 units

Relevant Policies:

Policy E4 sets quality objectives for new development.

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 H3 requires all new housing development to make provision for landscaping and open space.

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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

Non-statutory guidelines on "BIODIVERSITY" Sets objectives for habitat creation and enhancement, lists protected species and how developments can make provision for these, and lists the sites of national and local nature conservation interest.

Non-statutory guidelines FLOODING AND PLANNING Provides guidance on how to ensure that new development does not increase the risk of flooding, and how to minimise the risk of sensitive new developments being flooded themselves.

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

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 these determining issues, the Committee needs to consider whether:

- (a) The proposed use of the land for the purposes of housing is appropriate in principle

(b) The design and layout, including open space provision, parking and the effect on neighbouring land is acceptable

(c) There will be any adverse effect on neighbouring amenity.

(a) The site is allocated in the Local Plan and replacement Local Plan for housing development purposes. There are consequently no land use issues.

(b) The design and layout (as amended) represent an acceptable form of development that respects the character of the surrounding area. The proposed housing is of reasonable design and layout. Public Open Space provision at 6% is adequate in the context of the site and its surroundings, given that this is a small infill development with large private gardens adjacent to a large area of existing amenity open space, which will be retained. A children's play area is provided. Substantial recreational open space is located at Gracemount within 500 metres of the site. The density is less than that provided for in the Local Plan.

Access and parking are at an acceptable standard.

The footpath which runs through the site will be retained but locally diverted. Other rights of way are maintained. The appropriate Conversion Order is being pursued by Legal Services.

The proposal respects as far, as is possible the ecological constraints imposed by the adjacent urban wildlife site. A tree survey has been undertaken which has revealed that most of the trees are in poor condition and not worthy of protection. Additional planting is covered by condition.

Matters relating to potential flooding and drainage are covered by condition, and require the submission of full SUDS.

(c) There are no overlooking or overshadowing issues that would adversely affect neighbouring residential amenity. There is a marginal overlooking issue in respect of plot 12 in that the 9-metre rear garden is not achieved. However adequate garden ground is provided, and the land to the rear is not developable due to the topography of the site.

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

There are no material considerations, which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 56 -Gilmerton

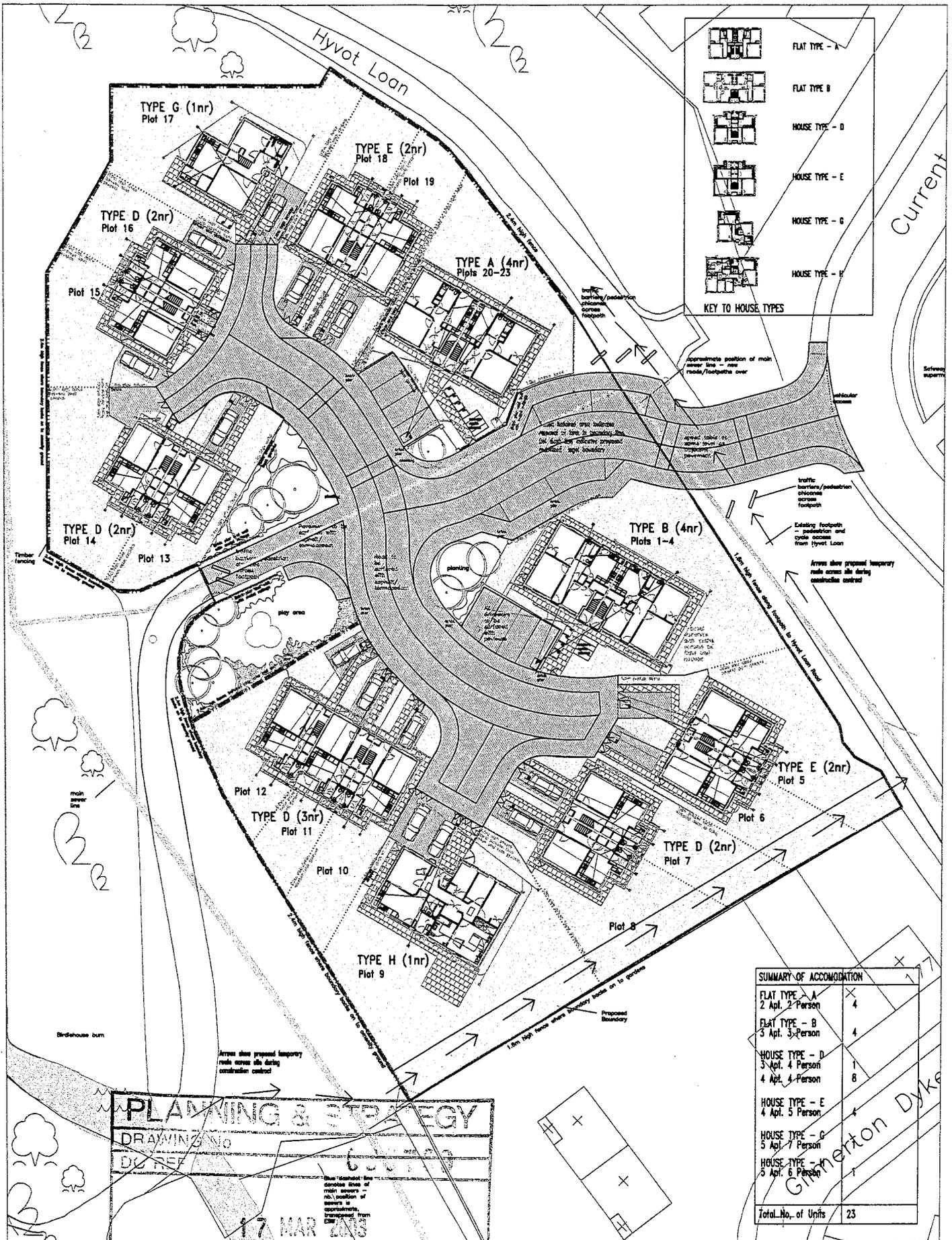
Local Plan South east Edinburgh

**Statutory Development
Plan Provision** Site with potential for housing development

File

Date registered 12 November 2002

**Drawing numbers/
Scheme** 013327-34, 030771-2, 030759



PLANNING & STRATEGY
 DRAWING NO. 17 MAR 2013
 DO REF. 600103

NO.	DATE	DESCRIPTION	MEETING	AGENDA ITEM	DECISION
1.	14.12.02	Final layout updated			
2.	12.02.03	Temporary access during construction to show			
3.	06.02.03	Landmarks added updated			
4.	04.02.03	Notes updated re boundary change update			
5.	24.02.03	Notes updated re access to site			
6.	13.01.03	Open areas added to site			
7.	06.01.03	Final 1:10 L102 Change to 1:50			
8.	14.12.02	Planning Notes			
9.	24.02.03	Design Update			
10.	20.02.03	Design Update			
11.	20.02.03	Design Update			
12.	05.02.03	Design Update			
13.	02.02.03	Program added, updated			
14.	20.02.03	2 copies submitted			
15.	20.02.03	Final design update			
16.	15.02.03	Final design update			

HYVOTS LOAN

SITE PLAN - AS PROPOSED

GRAY MARSHALL & ASSOCIATES
 CHARTERED ARCHITECTS

SCALE	1:200	PROJECT NO.	BU-00P
DATE	KP/HJ	SITE	MAR.02