

**Full Planning Application 06/01441/FUL  
at  
70 Newhaven Road  
Edinburgh  
EH6 5QG**

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

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**1 Purpose of report**

To consider application 06/01441/FUL, submitted by GM Macpherson. The application is for:  
**Erection of new development of small business units (as amended)**

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

**2 The Site and the Proposal**

**Site description**

The application site comprises a disused industrial building and associated land, accessed from Newhaven Road. The site is bounded to the north by the Water of Leith, and is part of the Bonnington Mill Business Centre and adjacent to the Matrix Business Centre. The site measures 0.854 hectares.

The surrounding area comprises mixed uses. To the south and east, the area is largely commercial, but with residential properties on Newhaven Road immediately to the east. West Bowling Green Street to the north contains small business units.

An early mill house close to Bonnington Bridge, now part of the Bonnington Mill Business Centre, forty metres to the north of the specific development site, is category B listed, Ref 28151 (71 Newhaven Road).

## **Site History**

2 May 2006 - Planning application for mixed use development of small business units and flats withdrawn (05/02978/FUL).

## **Description of the Proposal**

The application is for the redevelopment of the site as offices (Class 4), contained within a three storey pitched roof block with partially developed roofspace around the northern, western and southern perimeter of the site. An existing 1000 square metre industrial building on the southern edge of the site is to be demolished.

The total gross floor area proposed is 3000 square metres (the net increase in floor area taking into account the existing buildings on the site is therefore approximately 2000 square metres). The proposal is therefore classed as a Major Business Development, as defined the North East Edinburgh Local Plan.

The buildings are a maximum of 11 metres in height, to the apex of the pitched roof.

Access is provided to Newhaven Road through an existing pend 4.1 metres in width. A total of fifty parking spaces are to be provided within a courtyard arrangement. A pedestrian link to the Water of Leith Walkway serving the development is to be formed at the north east edge of the site.

Proposed principal materials are facing brick and concrete roof tiles. The east elevation has nine glass block panels, which could be converted to windows to overlook the possible link to the Water of Leith Walkway to aid passive security.

## **Previous Scheme**

The previous scheme had a blank east elevation, and did not illustrate a possible future walkway link to the east.

## **Applicant's Supporting Statement**

The applicant has provided supporting statements, a copy of which is available in the Party Group Rooms, outlining the background to the proposal.

## **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 proposals are acceptable in terms of land use, and impact on the adjacent Water of Leith Walkway and Urban Wildlife Site;;
- b) the proposals will adversely affect the character of the area;
- c) the proposals are acceptable in terms of traffic and parking;
- d) there is any adverse impact on neighbouring amenity.

a) The site is allocated for Industry/Business in the adopted Local Plan. The principle of the proposed use is compatible with this allocation. The site is reasonably accessible by public transport.

There are no objections to the proposed Class 4 development in terms of land use.

The development is 14 metres from the Water of Leith at its closest point. The proposals will not significantly impact on the adjacent Urban Wildlife Site. Possible pollution of the waterway during construction is covered by the SUDS condition.

The proposals are acceptable in terms of land use.

b) The proposed buildings are acceptable in terms of design and layout, and impact on the adjacent Water of Leith Walkway. The development is not otherwise readily visible from a public viewpoint. There is no reasonable prospect of a connection to the existing Water of Leith Walkway along the eastern edge of the site. However, the eastern elevation has been amended to include glass blocks which can be opened into windows should such a link ever be provided.

Details of the management of the pedestrian access to the Water of Leith Walkway have been provided. This will be achieved by means of a fence and lockable gate, to which employees will have access.

There is no impact on the setting of the nearby Listed Building.

The proposals represent an improvement over the existing derelict nature of the site.

The proposals are acceptable in terms of impact on the character of the area.

c) Parking provision is adequate for a development of this size. Access to the site through the pend has been assessed, and is acceptable. Transport has no objections, subject to a legal agreement relating to traffic signal improvements at the Newhaven Road/Broughton Road junction.

The proposals do not raise any significant Transport issues.

d) The closest residential properties to the site are approximately 25 metres distant. The existing use is Class 5 industrial; the proposed use is less likely to cause environmental nuisance. Proposed conditions relating to noise escape will ensure that existing residential amenity is not compromised.

There is unlikely to be a significant impact on neighbouring residential amenity.

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

The proposals are acceptable.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to materials specification, drainage and water supply, noise escape, archaeology and contamination and a legal agreement to upgrade traffic signals.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902
<b>Ward affected</b>	21 - Harbour
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Industry/Business
<b>Date registered</b>	21 April 2006
<b>Drawing numbers/ Scheme</b>	01; 03-08; 10-13 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](http://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 3916. Email: [graham.dixon@edinburgh.gov.uk](mailto: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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 70 Newhaven Road  
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## Consultations, Representations and Planning Policy

### Consultations

#### Archaeologist

*The northern side of the application site is defined by the line of the post-medieval mill lade for Bonnington Mills, formerly located to the south-west of the site. In addition historic maps of the area indicate that the site by the mid 19th century lay at the centre of an industrial activity, with the site forming part of a tannery.*

*Based on the historical and archaeological evidence the site has been identified as occurring within an area of potential archaeological significance. Accordingly this application should be considered under following planning policies issued by the Secretary of State for Scotland; National Planning Policy Guidance 18: Planning and the historic environment (NPPG 18), 1999, and National Planning Policy Guidance 5: Planning and Archaeology (NPPG 5) and it's the accompanying Planning Advice Note 42 (PAN 42), 1994. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

*Although there has been no archaeological investigation at the site, the existing evidence indicates that the northern boundary is defined by the mill lade for the historic Bonnington Mills, plus has the potential for containing further important (buried) industrial archaeological remains. Furthermore this revised scheme answers a main concern held in relation to the earlier mixed use scheme by ensuring that the surviving Mill Lade is protected.*

*It is therefore considered that the impact of this proposed development, on current information, would not be considered sufficient to justify refusal of consent on archaeological grounds. However, it is essential that the site (including the line of the mill lade) is investigated prior to development and that any archaeological remains are excavated and recorded where preservation in situ is not possible.*

*In addition the warehouses occupying the southern half of the site, although not listed, are nevertheless in my opinion of local historic importance in terms of industrial history. Although not worthy of retention they are certainly of significant importance to require archaeological recording. Accordingly it is essential that a programme of historic building recording and investigation is required to be undertaken of both the interiors and exteriors of these structures prior to and during demolition works.*

*It is recommended that this programme of works (excavation and historic building recording) is secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works (excavation and historic building recording) and for the archiving and appropriate level of publication of the results lies with the applicant.*

### **Services for Communities - Environmental Assessment**

*No objections to this proposed development subject to the following conditions:*

*The design, installation and operation 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.*

*All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.*

### **Services for Communities - Further Response**

*No objections to this proposed development subject to the following conditions:*

*1. 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.*

*2. The design, installation and operation 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.*

*3. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.*

### **Scottish Water**

*Scottish Water formally objects to this application. This objection can be deemed to be withdrawn if your Council, as Planning Authority, attaches the following conditions to any consent which it grants:-*

*No development shall commence until evidence is exhibited to this Planning Authority that an agreement has been reached by the applicant with Scottish Water for the provision of a drainage and/or water scheme to serve the development.*

*Due to the size of the proposed development the applicant must make a separate application in writing to Planning and Development Service, at the above address, in order for us to fully assess the impact of the development on our assets.*

*Planning & Development Services no longer deal with requests for location of services. Should the developer require this information, they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB.*

*A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water supports the principal of a sustainable urban drainage system (SUDS) and the developer should consider utilising this in the surface water drainage design. It is important to note that Scottish Water will not adopt surface water drainage systems that require the flows to be pumped.*

*If the existing sewer connection is to be utilised, the developer will be required to verify that it conforms to the current Scottish Water specification and is adequate to serve the proposal. Any necessary repairs or upgrading of this sewer connection will be at the developer's expense.*

*Scottish Water's current minimum level of service for water pressure is 1.0 bar head in the public main. Any property which cannot be adequately serviced using this pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish*

*Water's procedure for checking the water pressure in the area then they must write to our Planning & Development Services at the above address.*

*Additional water storage equivalent to 24 hours usage may be required in each property/premises.*

*Details such storage must be forwarded to Scottish Water's Planning & Development Services, at the above address for comments and approval.*

### **Bridges and Flood Prevention**

*The footprint of the proposed office blocks lies immediately outwith the 1:200 year flood extent area. Further to this, the information supplied shows the existing ground levels and proposed ground floor levels, to be above the 1:2000 year flood defence level for the Water of Leith Flood Prevention Scheme. On this basis it is felt the development is adequately protected from flooding.*

*The applicant has provided no details regarding Surface Water Drainage. If it is proposed that the development will discharge surface water runoff to the Water of Leith, either directly or via a sewer, surface water drainage must be designed in accordance with the design manual for Sustainable Urban Drainage Systems (SUDS). The SUDS shall be designed to limit discharge to the watercourse equivalent to the 1:2 year greenfield rainfall runoff. This is normally no more than 4.51/s/ha. In addition, the system shall be capable of attenuating the 1:30 year rainfall event. The system shall not increase the risk of flooding to properties downstream, and it shall not introduce pollution to the watercourse. Proposed designs for the SUS should be submitted to SEPA and this Unit for approval.*

### **Transport**

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

*1. Vehicle access to be widened to allow two vehicles to pass each other safely. This can be achieved by either reducing the width and revising the layout of the existing internal footways or creating a shared surface. Layout and specification of this work to be agreed by the Director of City Development prior to construction.*

*Reason: In the interests of road safety.*

*2. Consent should not be issued until the developer has entered into a suitable legal agreement in order to contribute £15,000 to aid the upgrade to the traffic signal controlled junction at Newhaven Road/Broughton Road.*

*All accesses must be open for use by the public in term of the statutory definition of 'road' and require to be the subject of applications for road construction consent.*

### **Transport - Further Response**

*No objections to the application.*

Consent should not be issued until the developer has entered into a suitable legal agreement in order to contribute £15,000 to aid the upgrade of the traffic signal controlled junction at Newhaven Road / Broughton Road.

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.

## **SEPA**

SEPA has no objection to the above mentioned development proposal, however the following comments apply:

### **Surface**

The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) requires general binding rules (GBRs) 10 and 11 of CAR to be complied with in relation to surface water drainage, these include a requirement that the discharge must not result in pollution of the water environment. It also makes Sustainable Urban Drainage Systems (SUDS) a requirement for new development, with the exemptions of runoff from a single dwelling and discharges to coastal waters. As such, SEPA requests that your authority directs the applicant to come forward with an appropriate SUDS scheme for the site that complies with Planning Advice Note (PAN) 61 and the SUDSWP/CIRIA design manual C521 for SUDS in Scotland and Northern Ireland (ISBN 0 86017 5219). This entails use of indirect systems such as permeable surfaces, peripheral French drains, soakways and swales and possibly a pond such as an extended detention basin with a wetland base. A suitable SUD based system should also be able to provide flow attenuation to satisfy your Council's requirements.

As well as providing water quality treatment and attenuation of flow it is important that any pond system is designed as a habitat enhancing landscape features to maximise the wildlife value. Guidance on good practice can be obtained from SEPA's publication 'Ponds, Pools and Lochans' (ISBN 1-901322-16-5).

The surface water drainage arrangements will need to meet the requirements of SW, the roads authority and SEPA area staff. As drainage systems based on SUDS principles will have implications for site layout, it is recommended that there is general agreement on the scheme before planning permission is granted. SEPA also recommends the imposition of a planning condition, which makes reference to the requirement for an integrated SUDS scheme.

SUD systems may be susceptible to damage because of mud and silt generated during site preparation and construction activity. Work must therefore be phased to ensure minimum risk and temporary silt traps or silt lagoon should be provided where necessary.

### **Sewage Disposal**

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.

In line with SEPA's draft Consultation Paper titled 'SEPA Policy on Provision of Waste Water Drainage in Sewered Areas' SEPA would request that the applicant investigates all possible routes to establishing a connection to the public foul sewer as the first option for sewage disposal. This will include the following options in order of preference:

- i) Direct connection to the public foul sewer (including pumping where necessary)
- ii) Negotiation of developer contributions with Scottish Water to upgrade the existing sewerage network and/or increase capacity at the waste water treatment works
- iii) Provision of mitigation measures at the development site, or elsewhere in the network, which will reduce the volume or strength of the effluent discharged to sewer. Such measures could include storage or prior treatment of effluent before discharging to the foul sewer.

Where SEPA considers that a developer has not taken all reasonable steps to seek connection to the foul sewer, SEPA will object to the planning application.

Where Scottish Water refuses a connection to the foul sewer or if the cost of addressing constraints in the short term is disproportionate compared to the size of the development SEPA will consider the use of private treatment systems on a temporary basis provided that connection to the sewer is possible in the current Quality and Standards Investment period.

### **Flood Risk**

In order to adequately mitigate flood risk for this site the finished floor levels for this development are required to be above the level of the flood defence level for the Water of Leith Flood Prevention Scheme. This is also a requirement of CEC Bridges and Flood Prevention Department, as described in a memorandum from David Davies to you of 27 June 2006.

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 the City of Edinburgh Council as planning authority in terms of the said section 25.

### **Contaminated Land**

SEPA has no information to confirm whether contamination is an issue at this site. However, if site investigation reveals this to be an issue, any remediation scheme would be required to take account of the possible implications for surface or groundwater, and the requirements of the waste management regulations.

## **Construction and Landscaping**

*Construction works associated with the development of the site must be carried out with due regard to the SEPA's pollution guidelines (PPG1, 5 and 6). These publications are available free of charge on the SEPA website at <http://www.sepa.org.uk/guidance/ppg/> or from any SEPA office.*

*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 licence is in effect or if an activity exempt from licensing has been registered with SEPA. Similarly, any 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.*

*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.*

## **General**

*SEPA's area staff will be able to assist the applicants or their agents in meeting SEPA's requirements. The appropriate initial contact for drainage issues will be area Environmental Protection Officer, Chris Gall (Tel (0131) 449 7296).*

## **Culture and Leisure**

No comment received.

## **Representations**

It has been certified that neighbours were notified of the application.

One objection has been received. The material points of concerns are Transport issues, taken into account in Assessment (c).

- access to and from the site through a narrow pend, and associated road safety 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**

**North East Edinburgh Local Plan** - The site is within an area allocated for Industry/Business, to be retained primarily in industrial, office and warehouse uses.

The site is adjacent to the Water of Leith Walkway proposals, an Urban Wildlife Site.

### Relevant Policies:

Policy ECON6 states that office development will be supported in Edinburgh City Centre, Edinburgh Park/South Gyle, Granton Waterfront, Leith and on business sites in the Newbridge area

Policy TRAN3 states that local plans should include car parking standards that relate the maximum permitted level to accessibility by public transport.

Policy TRAN5 states that local plans should consider the transport implications of new development.

Policy E1 (SUSTAINABLE DEVELOPMENT) states that planning permission will not be granted for development proposals that breach stated principles of sustainable development.

Policy E2 (ENVIRONMENTAL IMPACT) requires all development proposals to take account of their likely environmental impact and to include measures to mitigate any adverse effects. Notes that an Environmental Assessment may be required to support certain applications.

Policy E8 (WALKWAYS AND LINEAR OPEN SPACE): seeks to protect and expand the network of linear open spaces and walkways throughout the local plan area.

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 ED4 (BUSINESS DEVELOPMENT WITHIN DEFINED AREAS) lists acceptable uses (with qualifications) within defined 'Industry/Business' areas, and states that development proposals incompatible with their primary industry/business use will not be allowed.

Policy H7 (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 the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

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.

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. 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) 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.
4. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
5. 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.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.
  
7. 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.
  
8. The development shall not commence until evidence is exhibited to the Head of Planning & Strategy that an agreement has been reached by the applicant with Scottish Water for the provision of a drainage and/or water supply scheme to serve 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 Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to safeguard the interests of archaeological heritage.

7. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

## **INFORMATIVES**

It should be noted that:

1. Consent shall not be issued until the developer has entered into a suitable legal agreement in order to contribute £15,000 to aid the upgrade of the traffic signal controlled junction at Newhaven Road / Broughton Road.

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End

