

**Application by City of Edinburgh Council
at
26 Hailesland Place
Edinburgh
EH14 2SL**

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

Proposal: Demolish existing "portacabin" type units and construct two storey community building comprising offices, helpdesk, cafeteria and social facility

Applicant: City Of Edinburgh Council.

Reference No: 02/01498/CEC

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 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.
3. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning & Strategy.

4. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
5. 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.
6. 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.
7. 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.

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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5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. In order to ensure that the approved landscaping works are properly established on site.

2 Main report

Site description

The site is a series of portacabins which have been joined together to form a Community Facility known as the 'Dove Centre'. The site lies immediately to the south of the newly constructed section of Union Canal within Wester Hailes. The Holy Trinity Church lies to the south east of the site and a workshop area lies to west off Hailesland Place.

Site history

There is no relevant site history.

Development

The proposal is to demolish the existing portacabin building and lower the ground levels to produce a platform for new development which would be closer to the level of the new moorings for the canal. The platform would then be used to construct a two-storey community building comprising offices, help desk, cafeteria and social facility. Access to the development would be from Hailesland Place and from the canal mooring area. The building would have a shallow pitched over sailing, single aspect roof, made of profiled aluminium sheeting. The walls would be finished in 'Glasal' cladding and horizontal cedar board cladding. Windows would be aluminium framed, together with areas of patent glazing to full height on corner sections.

Landscaping is proposed around the development.

Consultations

Historic Scotland

No objections

British Waterways

- A formal access with suitable surfacing should be provided from the building to the moorings on the south bank of the canal to take into account likely desire lines.
- A positive visual linkage should be made between the building and the canal
- The proposed reduction in ground levels would expose a manhole which should also be reduced in height.

Transport

No objection subject to the following conditions

- Provision for a maximum number of 6 cars and minimum of 4 car parking spaces
- Provision for maximum 2 number secure cycle parking spaces
- Provision for maximum 1 number motor cycle space

Note: The area will be redeveloped in time and consideration of the parking provision of the adjacent offices should be taken into account.

Environmental and Consumer Services

No objections subject to the following conditions:

- AM12C 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.
- AM21C The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning.
- AM10C All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.

Representations

The application was advertised on 17.5.02.

No representations have been received.

Policy

The site lies within an area mainly allocated for housing on the South West Edinburgh Local Plan area where the existing residential character and amenities are to be protected. The site also lies adjacent to the safeguarded route of the Union Canal.

The site is also allocated for housing on the Draft West Edinburgh Local Plan area. It is adjacent to the newly constructed section of Union Canal which is identified as a recreation corridor, urban wildlife site and scheduled ancient monument.

Policy GE16 seeks to protect and enhance the Water of Leith and Union Canal corridors.

Relevant Policies:

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy DQ20 protects Scheduled Ancient Monuments against development which would adversely affect their setting.

Policy GE11 states that development within or affecting Urban Wildlife Sites will not be permitted unless it can be demonstrated that appropriate mitigation measures can be incorporated into the development to enhance or safeguard the nature conservation value of the site.

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Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy E14 seeks to protect and enhance the recreational potential of the Union Canal and proposes a number of measures for this purpose.

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 whether:-

- a) the proposed use is acceptable within this location
- b) whether the proposals have an adverse impact on the character or appearance of the area and the Union Canal
- c) whether the proposals are detrimental to residential amenity

a) The proposed use is similar to the present use. The immediate area of the site is typified by Community facilities including workshop space, religious uses and recreation. This grouping of Community uses is within a much wider residential area and contributes to the facilities of that area. It is not located immediately next to any residential uses and is considered to be compatible with the immediate area and the wider residential area providing it complies with other policies for the area.

b) The existing buildings are a series of temporary portacabin type buildings which have been linked together. The proposed building has been designed to take account of specific needs and is not a temporary structure. The design is of a high quality which uses modern materials and is considered to be an improvement, which sets a high standard for the potential redevelopment of the surrounding area. The development is also proposed to be landscaped and provide linkages to the wider area.

With regard to the relationship with the adjacent Union Canal, the existing ground levels would be reduced and the front of the building relates to the new mooring facility which is located on the south side of the canal. Footpath ramps are proposed which provide direct connections between the canal and the building thereby complying with Policy E14 of the South West Edinburgh Local Plan which

seeks to protect and enhance the recreational potential of the canal.

The design does not adversely affect the ancient monument or its setting. The proposal does not adversely affect nature the urban wildlife site. The proposal is considered to enhance the character of the area and as such is acceptable in design terms.

c) The proposal is not located directly adjacent to any residential properties and as such will not adversely affect residential amenity.

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

As there have been no representations, planning consent is deemed to be granted.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David McFarlane on 0131 529 3512 (FAX 529 3716)

Ward affected 41 -Murrayburn

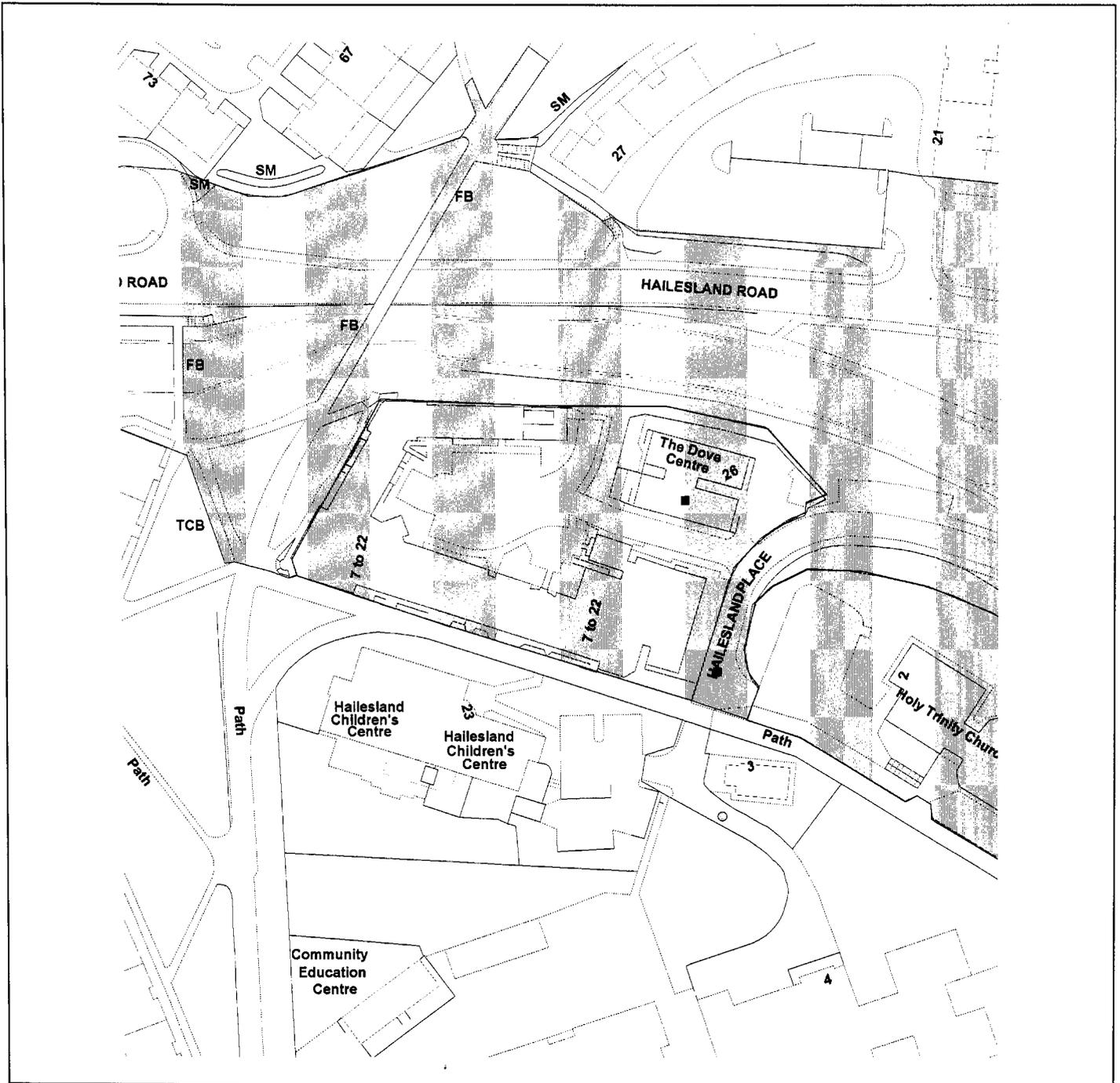
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 10 May 2002

**Drawing numbers/
Scheme** 31193+9601-5+9597+9599



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PLANNING APPLICATION

Address	26 Hailesland Place		
Proposal	Demolish existing "portacabin" type units and construct two storey community building comprising offices, helpdesk,		
Application number:	02/01498/CEC	WARD	41- Murrayburn
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			