

Public WCs at 300 Colinton Road – Excambion between the Council and Ecological Developments

Finance & Resources

27 January 2009

Purpose of report

- 1 To seek Committee authority to proceed with an excambion between the Council and Ecological Developments of land for public WCs at 300 Colinton Road, as shown on the attached plan.

Main report

- 2 Ecological Developments bought land at Colinton Road with a view to developing the site for residential purposes. As part of the development process the developer is seeking the Council's agreement to relocate the WCs which are presently located adjacent to their landholdings.
3. The WCs at Colinton Road remain fit for purpose and the Council has agreed to consider the developer's proposals on condition that the current facilities are re-provided further along Colinton Road.
- 4 Provisional terms and conditions have been agreed, including a requirement that all works to erect the replacement public WCs are carried out by Ecological Developments at their costs, to a specification to be agreed. All the Council's costs must be covered by the developer and the current facilities will remain open until the proposed facilities are completed and operational to the Council's satisfaction.
- 5 The Director of City Development, the Director of Services for Communities and the Council Solicitor have been in discussions with the developer to ensure that the Council's public convenience service at 300 Colinton Road is protected throughout and following completion of the development process.
- 6 The WCs will provide a new and improved facility integrated behind an existing stone boundary wall, aesthetically less conspicuous than the existing facilities. In-depth discussions have been held with the developer to ensure that the facilities are robust and to a high standard of specification with modern fitments.

Financial Implications

- 7 No financial implications as one of the conditions of the excambion is that Ecological Developments pay all Council costs in relation to this proposal.

Environmental Impact

- 8 The site is located within the Colinton conservation area. The developer's overall proposal obtained planning permission on 29 January 2007. Conditions relating to tree preservation, open space requirements and sustainable development were set. The proposed excambion raises no other environmental impact matters.

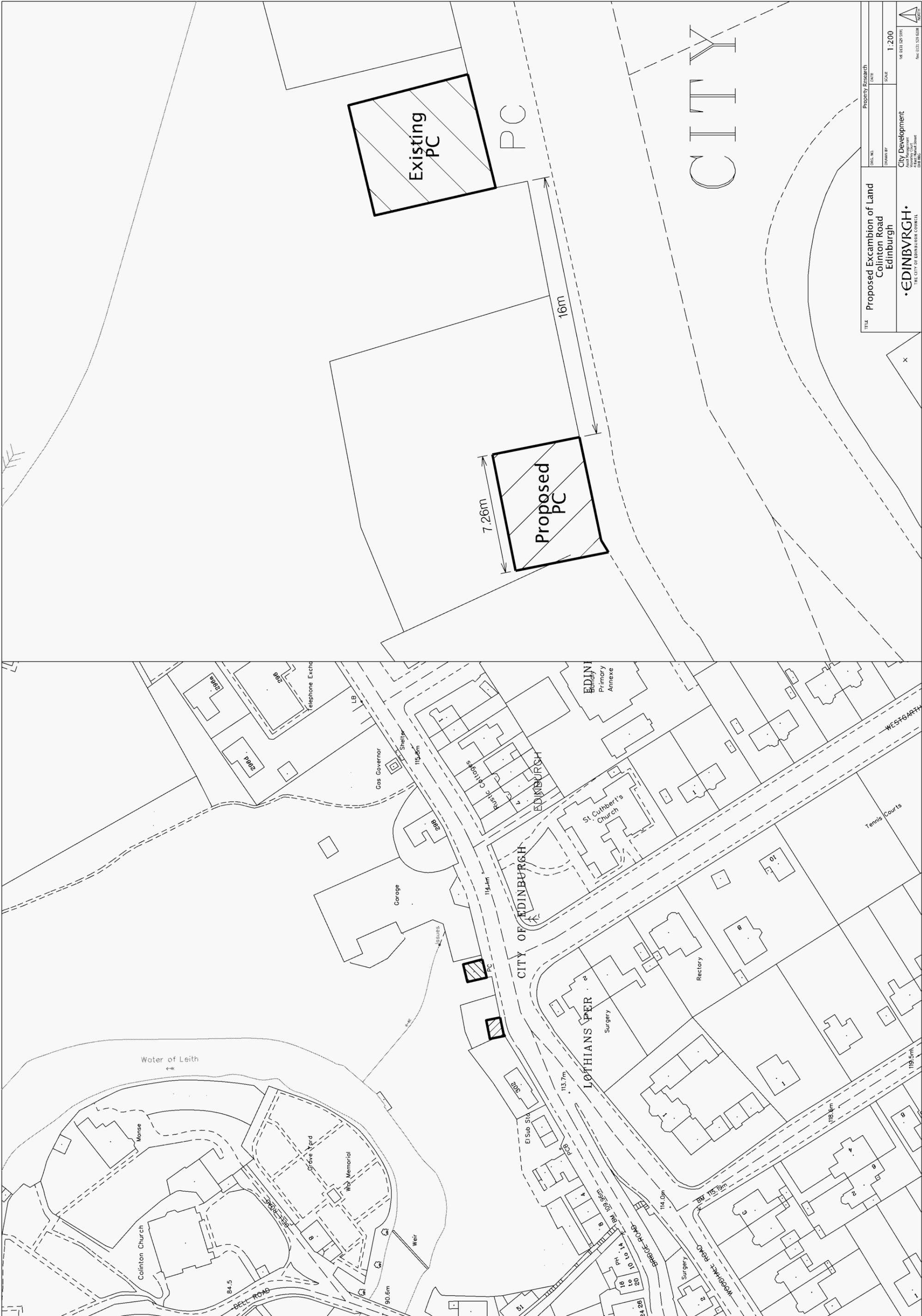
Recommendations

- 9 To approve the excambion of land between the Council and Ecological Developments at 300 Colinton Road.

Mark Turley
Director for Services for Communities

Dave Anderson
Director of City Development

Appendices	Location Plan
Contact/tel/Email	Veronica Parker, Senior Estates Surveyor Tel No 0131 529 3159 e-mail veronica.parker@edinburgh.gov.uk
Wards affected	8 – Colinton/Fairmilehead
Single Outcome Agreement	National outcome 10: We live in well-designed, sustainable places where we are able to access the amenities and services we need. National outcome 12: We value and enjoy our built and natural environment and protect it and enhance it for future generations. National outcome 15: Our public services are high quality, continually improving, efficient and responsive to local people's needs.
Background Papers	None



Proposed Excavation of Land Colinton Road Edinburgh		Property Research DATE: _____ DRAWN BY: _____ SCALE: 1:200 106 0131 329 3991 Rev: 01/21 329 6208
• EDINBURGH • THE CITY OF EDINBURGH COUNCIL		City Development Planning Department Planning Officer: _____ Planning Officer: _____ Planning Officer: _____