

**Full Planning Application 03/03047/FUL  
at  
Gogarburn Hospital  
175 Glasgow Road  
Edinburgh  
EH12 9BH**

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

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**1 Purpose of report**

To consider application 03/03047/FUL, submitted by The Royal Bank of Scotland Plc. The application is for: **Removal of condition number 20 on planning permission 02/00768/FUL**

It is recommended that this application be **GRANTED**

**2 The Site and the Proposal**

**Site description**

The site lies within the Royal Bank of Scotland Headquarters complex and is positioned immediately to the west of the main door entrance.

**Site history**

November 2002 - Planning permission was granted for class 4 office development with associated car parking, access including construction of new access bridge, landscaping and ancillary uses. Ref. 02/00768/FUL

## Description of the Proposal

This application proposes the removal of condition 20 on planning application 02/00768/FUL to enable the detailed design of water feature at the entrance to the building to be amended. This condition relates to the proposed water feature to be located at the main entrance to the Royal Bank of Scotland Headquarters building. The condition outlined detailed designs for the water feature and specified criteria required to be met.

This application is for a different design of water feature in the same location, which would be actively managed to discourage bird use.

The water feature is an irregular four-sided shape measuring 40 metres to the north, 15 metres to the west, 20 metres to the east and 13 metres to the south and would be located to the west of the main entrance door to the headquarters building. It has a reflective pool with manually controlled three fountains. The water level will be 200mm deep. Honed Caithness stone will be positioned to the bottom of the water feature and 500mm wide silver grey granite edge to water feature with bullnose leading edge. To the north of the feature would be boundary planting of bugle (*Ajuga reptans* 'Atropurpurea') and Harts Tongue Fern (*Asplenium scolopendrium*).

Details on bromination have been submitted confirming that bromine is to be added to the water to remove any micro-organisms so that it remains crystal clear and does not create its own ecosystem. To do this the water will be kept at a pH level of 8 and will have a redox level of 700mV. The bromine content will be approximately 1.5-3 parts per million to achieve this.

The management of the water feature is incorporated within the Bird Control Management plan covering the whole headquarters' site which states:-

*The ornamental water feature has been specifically designed to offer the minimum of attraction to birds. The feature will be maintained as a 'clean' environment with no aquatic or marginal planting. The feature occupies an area of approximately 1000 metres squared and the water depth has been kept below 200mm in all instances. The contained volume will be treated with a high quality swimming pool style sand filtration and water treatment system. This will include an industrially designed UV clarification system, backed up by automatic bromine dosing system and automatic pH filtration adjustment. The entire contained volume will pass through the filter and UV system on a two hourly cycle. The pH will be automatically monitored and balanced and the level of bromine (redox) will be balanced between 600 - 700 mv. The feature will have a dedicated cleaning and maintenance regime to sustain water quality.*

*It will not be allowed to develop an aquatic habitat of any kind and through regular monitoring any bird use or vegetational development will be addressed immediately and effectively corrected.*

*In addition the feature has bird reduction features that include*

- *The design of the size and shape of the feature;*
- *Its position in a busy area of the site;*
- *Surveillance of the water feature by security staff during regular patrols and on CCTV;*
- *Active bird and immediate dispersal will be carried out by security staff if hazardous species are identified. This is in addition to the bird control measures proposed for the site as a whole, and is a result of the Royal Bank of Scotland Group's specific wish to discourage birds from the feature for aesthetic reasons as well for aerodrome safety reasons.*

*It is recognised that the water feature is a specific concern to CAA/BAA. Monitoring regimes will therefore include specific recording of the number of birds in this area.*

*The monitoring and control regime in place for the entire site will also apply to the water feature. This policy would be enforced even if the responsibility to minimise bird strike hazards were not present. For these reasons, security staff will have a specific responsibility to prevent birds using the water feature, and will be briefed to enforce the 'no feeding' policy in this area in particular. In addition, active and immediate bird dispersal will be carried out if hazardous species are identified.*

### **3 Officer's Assessment 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 principle of the proposed development is acceptable in this location
- (b) Whether the design, scale and massing and form is satisfactory given the setting of the site

- (c) Whether the proposals can proceed without detriment aerodrome safety.
- (a) The proposed water feature is in the same position at the front of the main headquarters building for the Royal Bank of Scotland as was previously approved by Committee under the previous planning application (ref. 02/00678/FUL). Therefore the principle of the proposed development is acceptable in this location.
- (b) The water feature has been designed to fit between the footpath leading to the main entrance of the headquarters building and a wing of the building. The chosen materials for the water feature are in keeping with the materials already present on the site and the proposed planting around the water feature uses low growing species which would deter birds. The species are used elsewhere within the development.
- (c) The CAA have confirmed that they are in agreement to removing Condition 20 from the original consent but a new condition would be required to be in place incorporating certain fundamental requirements which were laid out in the original consent to protect aerodrome safety. The water feature, the Landscape Habitat Management Plan and the Bird Control Management Plan have been revised and these revisions now satisfy BAA previous concerns.

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

  
**Alan Henderson**  
 Head of Planning and Strategy

<b>Contact/tel</b>	Jennifer Zochowska - Monday To Wednesday Only on 0131 529 3793 (FAX 529 3716)
<b>Ward affected</b>	03 - Dalmeny/Kirkliston
<b>Local Plan</b>	Ratho Newbridge Kirkliston Local Plan/Finalised Rural West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Green Belt/Economic Development
<b>Date registered</b>	20 August 2003
<b>Drawing numbers/ Scheme</b>	1-8

### **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, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** Gogarburn Hospital  
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## Consultations, Representations and Planning Policy

### Consultations

#### BAA

*Initial examination reveals that this proposals requires fuller investigation on the subject of landscaping and the Landscape/Water Feature Management Plan and would ask the Council to defer making a decision on the application until we are able to advise you of the results of our investigations.*

The BAA responded again on 22 October 2003 advised that following a site meeting on the 16th October 2003, a new package of information was expected from Turley Associates. This new package will include details of the new water feature design (as current planning application), management regime for monitoring and control, edge details, concentration of chemical treatment fountains of water jets, digi-scares etc. Once this information is received it will forwarded it on to our bird strike consultants.

The package will also be sent to CAA for the comments of their birdstike consultants, as they will wish to be involved in the final determination.

BAA responded again on 14th September 2004 and advised *after further discussions with both CAA and BAA Bird Consultants we are getting closer to finalising the agreement for both the Landscape Habitat Management Plan and the Bird Hazard Management Plan However the remaining concerns are that although the water body will be devoid of life it remains an aquatic habitat, therefore it will still have the potential to be a significant attractant to gulls. We therefore need assurances that should a problem arise, action will be taken to eliminate it, either through revised management of the site and/or re-design of the water feature. Active dispersal is very necessary in this particular area. If this problem arises, Edinburgh Airport will work with the Royal Bank of Scotland to resolve the problems.*

BAA responded again on 18 February 2005. They advise that the redesign of the water feature and the inclusion of active dispersal measures in the Landscape and Habitat Management Plan as received by Turley Associates 24th November 2004, copy enclosed, have removed our previous concerns regarding the water feature.

The proposed development therefore no longer conflicts with safeguarding criteria. There are no objections to this proposal.

## **CAA**

Condition 20 on planning permission 02/00768/FUL states:

The detailed design of the water feature located at the main entrance to the building shall be submitted for written approval of the Head of Planning and Strategy and the Civil Aviation Authority. In addition to any other features subsequently agreed, the design shall include the following-

- Maximum water depth not exceeding 200mm to minimise security from land-based predators and prevent smaller waterfowl from diving to evade capture.
- Rapidly moving water (achieved by weirs and circulation water) to maintain disturbance of any waterfowl that alight and deny their gaining any benefit from using the water.
- Sub-division of the water feature by level changes and weirs but not isolated islands of causeways that could provide security.
- Simple perimeter shape to minimise shoreline.
- Treated water to guarantee no plant or insect growth that would provide food for waterfowl, or for other animals such as frogs that are in turn, prey for birds.
- Hard landscaped edges with overhanging "lips" to hinder egress from the water to feed or return to the water for security.
- No short-mown lawns close to the water edge that would provide grazing for mallard, wigeon, coot, Canada Geese etc.
- Management plan to ensure that the installation continues to function as planned, contains a review and fall back procedures to cover the possibility of it failing to exclude waterfowl.
- All details of the feature (including cross sections, treatment of the adjacent paved and grassed areas) shall be submitted within a period of six months from the date of this consent.

The size and design of the water feature has been reconsidered and the scope for some new design principles has been agreed between the CAA, BAA and their bird hazard consultants. It is therefore requested that Condition 20 be removed from the original consent. It is anticipated that following further discussions on the matter, a new condition will be needed to be imposed which will reflect the principles of the new

*water feature design and will incorporate certain fundamental requirements which were laid out in the original Condition 20.*

## **Representations**

No representations have been received.

## **Planning Policy**

The development plan consists of the Ratho Newbridge and Kirkliston Local Plan. The Ratho Newbridge and Kirkliston Local Plan defines the site as being within a countryside policy area and the Greenbelt. The site also lies within an Area of Great Landscape Value.

Within the Finalised Rural West Edinburgh Local Plan, the site lies within an economic development proposal site (ECON 9), the Green belt and an area of Outstanding Landscape Quality.

### Relevant Policies:

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

Policy ED1 supports the development of sites ECON 1- ECON 11 for appropriate uses. Other uses will only be permitted where they are compatible with business and industry uses and there is no detrimental impact on the supply of business and industrial land. Proposals should be compatible with the character of the site and the surrounding area. Out with these sites major proposals for business and industrial development will not be permitted.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.



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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend 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. The detailed design of the approved water feature shall be managed in accordance with the approved Landscape Habitat Management Plan to the satisfaction of the Head of Planning and Strategy.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To avoid endangering the safe operation of aircraft through the attraction of birds.

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End

Application number:	02/00768/FUL	WARD	03- Dalmeny/Kirkliston
Address	Gogarburn Hospital, 175 Glasgow Road, Edinburgh, EH12		
Proposal	Proposed development of class 4 office with associated car parking, access including construction of new access		

# PLANNING APPLICATION

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