

**Full Planning Application 05/03579/FUL  
at  
4 Piersfield Terrace  
Edinburgh  
EH8 7BQ**

---

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

---

**1 Purpose of report**

To consider application 05/03579/FUL, submitted by Wm Morrison Supermarkets Plc.. The application is for: **Installation of refrigeration unit to service yards (In Retrospect)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application site is the goods yard of the Morrison's Supermarket at Peirsfield Terrace, Portobello Road, Edinburgh. The goods yard is located to the east of the store, accessed through a car park and then security gates. The goods yard is bound by a 3 metre high wall with security railings on top, creating an enclosed area.

**Site history**

95/00735/FUL - Permission granted for erection of satellite dish

98/02853/ADV - Permission granted to display internally illuminated poster panels

01/01374/ADV - Permission granted to erect signage

01/02150/ADV - Permission granted for new signage

01/02223/FUL - Permission granted for erection of extension to Class 1 retain unit

01/02341/FUL - Permission granted for lateration to north elevation

01/02581/FUL - Permission granted to extend the service hours

02/01739/FUL - Permission granted for alterations to south and west elevation and pedestrian walkway

02/03870/ADV - Permission granted (in retrospect) for rebranding of existing store signage

04/04604/FUL - Permission granted (mixed) alterations to trolley shelters and new ramp

05/00384/ADV - Permission granted for various illuminated and non illuminated signs

Various enforcement enquiries between 2000 and 2005, all now closed.

1 outstanding enforcement enquiry regarding the current application for the refrigeration equipment (in retrospect).

### **Description of the Proposal**

The application seeks retrospective permission to install an external refrigeration unit within the goods yard. It is positioned against the far wall of the yard, opposite the entrance gates. The unit is set against the 3 metre high wall. The refrigeration unit itself is 3700mm x 1500mm x 2200mm in height.

## **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

In order to determine this application the following issues should be considered:

a) The effect of the scale, form and design on the character of the area;

b) The effect on neighbouring amenity.

a) The refrigeration unit is located within an enclosed goods yard of an existing mainstream supermarket. The unit takes up a relatively small area (5.5sq m) of the yard and is positioned on the far wall, closest to the retail property. The positioning of the unit in this instance is not considered to detrimentally affect the character of the area and is acceptable in terms of scale in relation to the wider yard area.

b) An objection has been lodged in relation to the noise coming from the equipment which is already in place on the site. The objector's comments were forwarded to Environmental Services who offered to monitor the noise from their living accommodation. This service was declined by the objector. As the mechanical equipment is within an external area, it is possible that it may have a detrimental effect on the residential amenity outwith the site. As the unit is positioned in excess of 30 metres from the nearest dwelling, it is considered that in this instance it would be appropriate that a noise monitoring condition be attached to any planning consent granted.

There are no other material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application (in retrospect) subject to a condition on noise.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Shelley Thomson on 0131 529 3770
<b>Ward affected</b>	36 - Mountcastle
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	7 November 2005
<b>Drawing numbers/ Scheme</b>	01 - 03 Scheme 1

**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 3519. 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 [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:** 4 Piersfield Terrace  
Edinburgh  
EH8 7BQ  
**Proposal:** Installation of refrigeration unit to service yards (In Retrospect)  
**Reference No:** 05/03579/FUL

---

## Consultations, Representations and Planning Policy

### Consultations

#### Environmental Services

With reference to the above, this Department received details of an objector to this application. On contacting the objector, the concerns raised by this individual was fully discussed, with the offer of a fan survey to determine the noise levels, being declined by this objector.

*Without access to a living apartment, this Department cannot monitor the noise levels created by the installed equipment. In order to protect the amenity of the neighbouring residents, this Department recommends that the following condition is attached to any consent:*

*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.*

### Representations

1 letter of representation has been received in relation to the application concerning:

- The noise from the refrigeration unit
- The hours of operation of the equipment
- The equipment is already in place

***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

The application property is identified in the North East Edinburgh Local Plan as being within an area of Housing and Compatible Uses where existing residential amenities and character are to be safeguarded.

Relevant Policies:

Policy ED5 (BUSINESS DEVELOPMENT WITHIN HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

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.

Non-statutory guidelines on 'SERVICES ON BUILDINGS' supplement local plan conservation and design policies, providing additional guidance on the installation of services on the exterior of buildings.

## Appendix B



**Application Type** Full Planning Application

**Application Address:** 4 Piersfield Terrace  
Edinburgh  
EH8 7BQ

**Proposal:** Installation of refrigeration unit to service yards (In Retrospect)

**Reference No:** 05/03579/FUL

---

### **Conditions/Reasons associated with the Recommendation**

#### **Recommendation**

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

#### **Conditions**

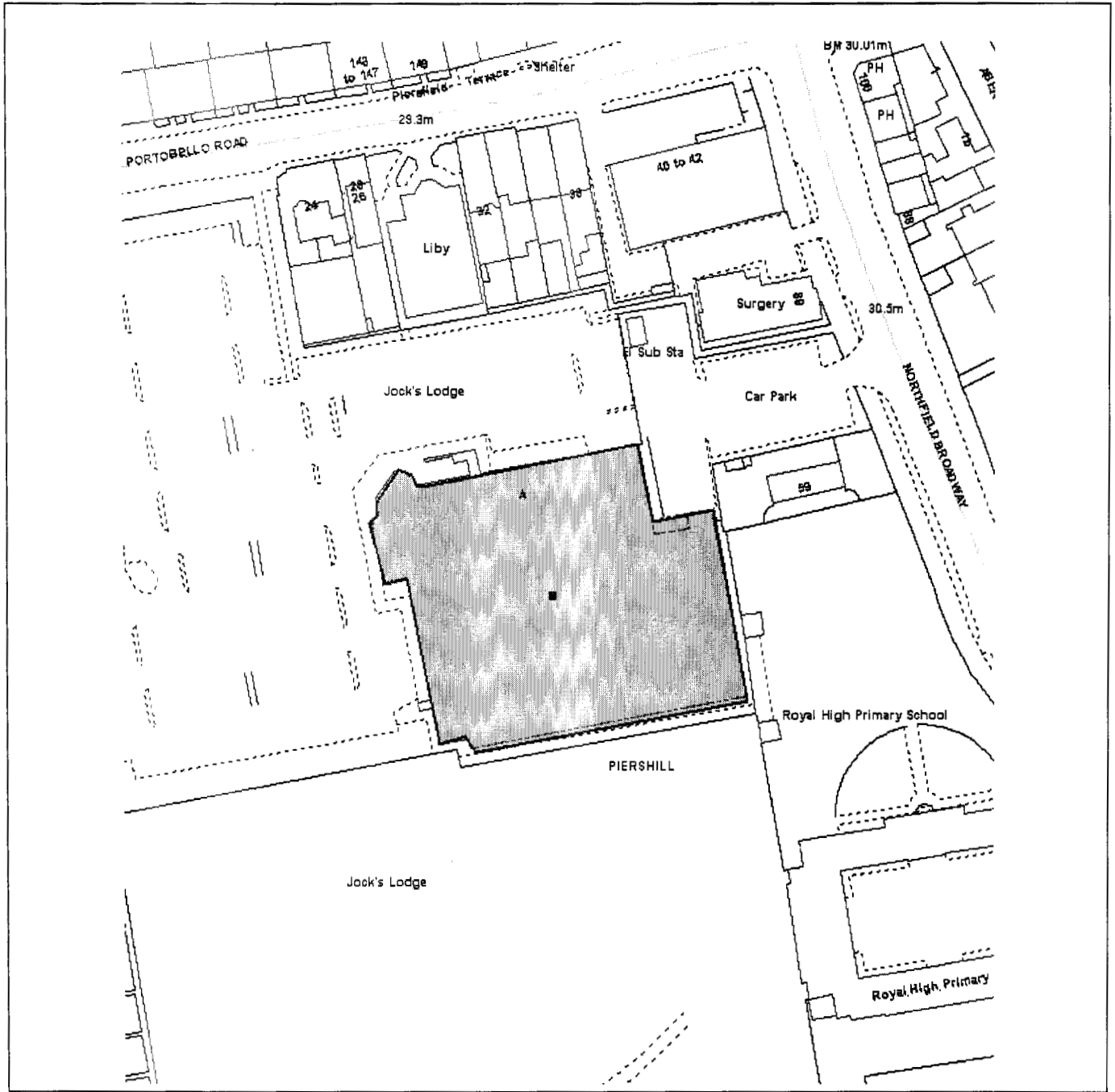
1. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

#### **Reasons**

1. In order to safeguard the amenity of neighbouring residents and other occupiers.

---

**End**



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

# **PLANNING APPLICATION**

<b>Address</b>	<b>4 Piersfield Terrace, Edinburgh, EH8 7BQ</b>		
<b>Proposal</b>	<b>Installation of refrigeration unit to service yards (In Retrospect)</b>		
<b>Application number:</b>	<b>05/03579/FUL</b>	<b>WARD</b>	<b>36- Mountcastle</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			