

**Full Planning Application  
at  
15 - 15B West Pilton Avenue  
Edinburgh  
EH4 4BX**

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

**Proposal:** Residential new build housing (as amended)  
**Applicant:** Link Group Ltd.  
**Reference No:** 03/02993/FUL

**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. 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.

3. Details of speed tables at access points to the development being submitted to and approved by the Head of Planning and Strategy prior to construction commencing. The approved speed tables shall be constructed prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.

4. Surface water from the site being treated in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521.

5. 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.

6. Details of waste recycling facilities being submitted to and approved by the Head of Planning & Strategy before construction commences. The approved facilities shall be operational to the satisfaction of the Head of Planning & Strategy before the development is occupied.

7. The finished ground level of the development hereby approved not exceeding the existing ground level.

8. 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.

9. Notwithstanding the provisions of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.

10. Details of boundary walls and fences shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

3. In order to safeguard the interests of road safety.

4. In order to ensure that drainage is sustainable.
5. In order to ensure that the approved landscaping works are properly established on site.
6. In order to ensure that the development operates in a sustainable manner.
7. In order to retain and/or protect important elements of the existing character and amenity of the site.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
9. In order to retain and/or protect important elements of the existing character and amenity of the site.
10. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

## **2 Main report**

### **Site description**

The application site comprises the former Inchview Primary School, located between West Pilton Avenue and Ferry Road Avenue. The site measures 1.05 hectares, and is within a residential area. There is a large recreation area to the north of the site.

### **Site history**

20 December 2000 - outline planning permission granted for demolition of school and replacement with residential development (00/01740/OUT).

### **Development**

The application is for the erection of 12 two and three storey terraced houses and 42 three storey two bedroom flats on the site of a former school.

The terraced houses comprise 10 three bedroom units and two four bedroom units.

## **Amendment**

The layout has been altered to step back alternate flats and terraced houses parallel to Ferry Road Avenue in order to provide an improved streetscape.

Materials are facing brick, dry dash roughcast and concrete roof tiles. Specific colours and finishes are covered by condition.

Open space comprises large private gardens for the houses and communal landscaped areas for the flats, plus a useable amenity space of 200 square metres to the north west of the site.

A total of 54 parking spaces are provided.

## **Consultations**

### **Environmental Services**

This Department has no objections to the above application subject to the following condition:

1. Prior to the commencement of work on site,
  - a) A site survey (including borehole testing where necessary) shall be carried out to establish, to the satisfaction of the Head of Planning, either that the level of contamination of any land within the site is acceptable, or that remedial and/or protective measures could be undertaken to bring the contamination to an acceptable level in relation to the development, and
  - b) A detailed schedule of any required remedial and/or protective measures, including their programming, shall be submitted to and approved in writing by the Head of Planning;
2. Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule to the satisfaction of the Head of Planning.

## **SEPA**

### **Sewage Disposal**

1. 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.

## Surface Water

2. SEPA would request that any planning permission granted includes a condition requiring the applicant to treat surface water from the site in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521 (<http://www.circia.org.uk>). Such measures include the use of porous surfacing, filter drains, soakaways and roadside swales.

3. Temporary measures such as the provision of silt traps must be provided to deal with surface water runoff during construction and prior to the operation of the final SUDS. It is recommended that this aspect is covered by a planning condition.

## Landscaping

4. The development of the site may entail operations such as importation or removal of waste material such as soil, which may require a waste management licence or confirmation of exemption. These aspects will have to be referred to SEPA's area staff to ascertain the position.

## **Lothian and Borders Police**

The area covered by this application is situated in high-risk crime area.

The crimes perpetrated cover the whole spectrum with crimes such as theft by housebreaking, attempting housebreaking, malicious mischief and vandalism being particularly prevalent.

Having examined the plans provided, I am of the opinion that the proposed development has the potential to gain the "Secured by Design" award and hopefully you will encourage the architects and applicants, as I will, to apply for SBD.

My only concern at this time is the fact there are two proposed entrances and exits to the development.

I think it would be desirable if possible to have one entrance/exit which hopefully would limit access to use by residents and their legitimate visitors. Another option could be a one way system.

Features such as rumble strips, change of road surface (by colour or texture) pillars or narrowing of the carriageway help to define the defensible space, psychologically giving the impression that the area beyond is private.

## **Education**

### School Capacities

This site falls within the catchment areas of Forthview Primary School, Craigroyston and Broughton High Schools (with dual feeder status), St

David's Roman Catholic Primary School and St Augustine's Roman Catholic High School.

Forthview Primary School is operating below capacity at present and should have spare capacity to accommodate this development.

Craigroyston and Broughton High Schools are both operating below capacity and would have sufficient spare capacity to accommodate this development.

Prior to this, there was a requirement for a contribution of £15 per dwelling for St David's and Holy Cross Roman Catholic Primary Schools for development within these two RC catchment areas. This was due to the large amount of development proposed within these areas including Granton Waterfront. However, the forecasts now indicate that the rolls of these two schools are likely to drop over the forecast period. Therefore, a contribution of this nature is no longer required.

The roll at St Augustine's High School is currently rising towards capacity, however it is anticipated that there should be adequate capacity to accommodate this development.

The forecasts are based on 2002 Start of Session School Rolls and housing completions identified in the Housing Land Audit 2001.

### Summary

There is spare capacity available in four of the district schools to serve the development of this site.

### **Transport**

No objections, subject to speed tables being constructed at the vehicle access points to the development. (Reason: In the interests of road safety)

### **Housing**

The Council's Affordable Housing Policy makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at Ward level other than sites of over 500 units. In Pilton Ward, in which the site lies, the provision for affordable housing within sites of more than 40 units is 0%. Affordable housing is therefore not required as part of this proposal under the terms of the affordable housing policy.

### **Representations**

It has been certified that neighbours were notified, and the application was advertised on 19 September 2003.

A total of five letters have been received, objecting on grounds of loss of view, privacy and daylight, traffic and parking, development of too high density, height, and noise during construction. Road safety issues for school children displaced by the demolition of the school are also cited.

One objector has raised the possibility of the parking areas to be moved from the rear to the front of the blocks of flats.

## **Scheme 2**

Objectors were notified of the changes on 26 January 2004. No general renotification of neighbours was undertaken, as the changes to the proposal are relatively minor.

## **Policy**

**Draft West Edinburgh Local Plan - Urban Area - HSG 10 - site with potential for housing development.**

### Relevant Policies:

DQ6 - seeks to ensure the quality of new development

DQ7 - promotes robust landscaping

H1 - promotes housing development on suitable sites

H3 - promotes housing development on specific identified sites

H7 - sets design standards for new residential development

H8 - sets standards for open space provision

H9 - promotes housing diversity

**North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.**

### Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision. Non-statutory guidelines on 'SITE PLANNING FOR SUSTAINABLE DEVELOPMENT' supplement statutory environmental policies, providing advice on how the principles of sustainable development can be incorporated into proposals.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

### **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 these determining issues, the Committee needs to consider whether:

- (a) the principle of developing the site for housing is acceptable in terms of land use



(b) the design and layout are acceptable, and have any adverse effect on the character of the area, including traffic generation and parking

(c) there is any impact upon neighbouring residential amenity

(a) The site is allocated for Mainly Residential Purposes in the adopted North West Edinburgh Local Plan, and as a housing development site (HSG 10 - Inchview Primary School) in the Draft West Edinburgh Local Plan. There are no objections in terms of land use to the proposal. The site has a zero allocation for affordable housing in the Draft Local Plan. Outline consent has already been granted.

(b) The design and layout have been amended to improve appearance, and provide a streetscape of higher quality and interest. The flats and houses have high levels of amenity open space, and the density reflects that of the surrounding area. Communal amenity open space occupies approximately 30% of the site. A large area of recreational open space exists to the north of the site.

Transport has raised no objections to the proposal on grounds of traffic or road safety.

The possibility of rearranging the car parking to the front has been examined, but it is concluded that this would have a negative impact on the development in urban design terms. Setting the block further back from the road would result in daylight loss to the garden area of the adjacent flats.

Noise during construction is not an issue normally covered by planning condition. Environmental & Consumer Services have powers under the Control of Pollution Act 1974 to address these issues.

There is no adverse impact on the character of the area.

(c) The proposed housing will not result in significant loss of privacy or daylight to neighbouring residential properties, and comply with the relevant Guidelines. Loss of private view is not a material planning consideration.

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

There are no material considerations which outweigh this conclusion.

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

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Michael Paton on 0131 529 3902 (FAX 529 3706)

**Ward affected** 09 -Pilton

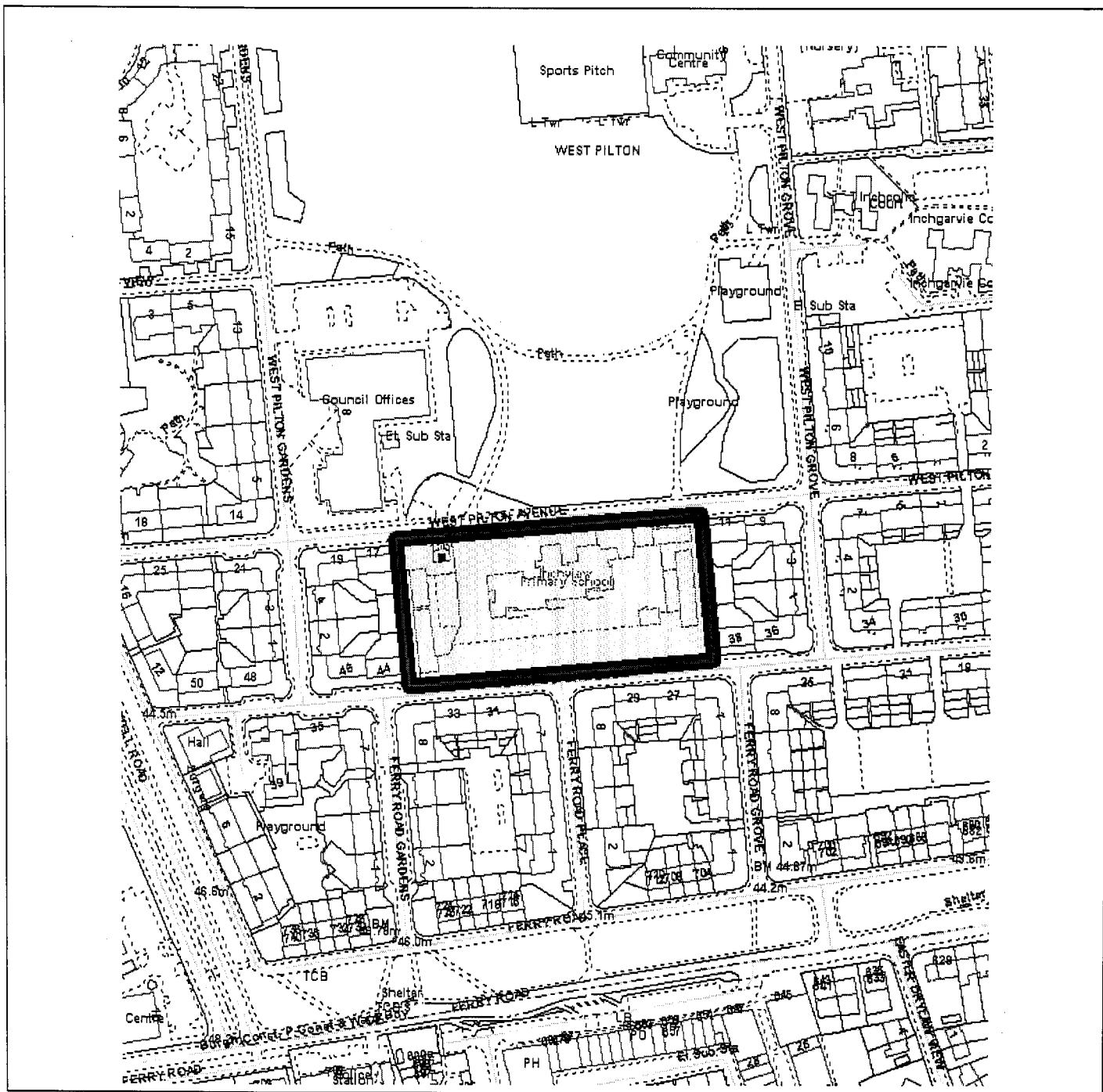
**Local Plan** North West Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential Area

**File**

**Date registered** 9 September 2003

**Drawing numbers/  
Scheme** 10-21  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>15 - 15B West Pilton Avenue, Edinburgh, EH4 4BX</b>		
<b>Proposal</b>	<b>Residential new build housing (as amended)</b>		
<b>Application number:</b>	<b>03/02993/FUL</b>	<b>WARD</b>	<b>09- Pilton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			