

**Approval of Reserved Matters 08/01890/REM
at
Land Adjacent To
36 Morrison Crescent
Edinburgh**

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

12 November 2008

Supplementary Report

This application was previously considered by Committee on **12 November 2008**.

An addendum is included at the end of Section 3 of this report.

1 Purpose of report

To consider application 08/01890/REM, submitted by Fountain North LTD.
The application is for: **26 Flats designated for 'shared equity' - affordable block as part of Springside development**

It is recommended that this application be **APPROVED**.

2 The Site and the Proposal

Site description

The site is located at the western part of the housing development at Morrison Crescent. There is tenemental accommodation in Caledonian Crescent to the North West and recently constructed flats to the north. The Western Approach Road lies to the south. The site is currently grassed over and has a row of lime trees and beech hedging running parallel with the Western Approach Road. Recently constructed blocks to the east on Morrison Crescent are controlled by the applicant, Social Registered Landlord Dunedin Canmore.

Site History

01/02943/FUL- Erect 4 storey blocks of flats (8 in total) to rear and adjacent 34 Morrison Crescent. Granted 19 September 2001.

05/00106/OUT - Mixed Use Development on brownfield site. Granted 19 December 2005.

05/03461/FUL- Reconfiguration of existing car parking to create landscaped amenity space. Land adjacent to Morrison Crescent Granted 10 February 2006.

08/00952/FUL- 28 flats designed for "shared" equity affordable block L as part of Springside Development Withdrawn 29 May 2008.

Description of the Proposal

The development proposes a six storey block of 26 flats for shared equity. The building would be sited such that it would sit on the building line with the adjacent housing block with a 5 metre distance gable to gable. At its highest, it would be 82 metres in height dropping to five storeys with a roof terrace measuring 20 square metres. The proposed building largely follows the footprint of that approved in outline (ref 05/00106/OUT), with the addition of a three metre strip to the west. It would sit below the height of the outline approval. The building will be finished in a facing brick Rothesay blend from the "Springside" palette. Contrasting facing brick will be used at lower levels. The windows would be timber with aluminium cladding. All windows would be full height with galvanised railings to the balconies and deck area. The flat roof would have a metal roof system.

There are two main door flats designed for wheelchair users. The main entrance to the flats is via a glazed entrance area at the front of the property defined by an entrance canopy, set back 4.5 metres from the edge of the Western Approach Road. This provides entry into a communal stair well which provides access to two flats per floor and leads onto a balcony which provides access to the remaining three flats per floor. All flats are dual aspect and all

have access to the communal roof terrace. A communal garden area is provided to the rear of the property in the form of a three metre wide strip. An area of public open space would be provided to the front of the property at approximately 8 metres in depth. A connection to the cycle path will be made to the south of the open space through the reconfigured car parking area. The car parking area will accommodate 2 city car club spaces, 2 visitor spaces, and 2 disabled spaces and communal spaces for the proposed and existing properties.

The applicant has submitted a Right to Light Study which shows the impact of the proposal upon surrounding developments. This is available to view on the Planning and Building Standards Portal.

3 Officer's Assessment and Recommendations

Determining Issues

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 proposed use is acceptable in this location
- b) The proposal complies with the Fountainbridge Master Plan
- c) The design and scale are satisfactory
- d) The proposal provides adequate openspace
- e) The proposed development will adversely affect the existing residential development
- f) The proposal complies with the requirements of the Public Realm Strategy
- g) The proposal is detrimental to highway safety
- h) The proposal complies with the Edinburgh Standards for Sustainable Building

a) The site is identified as appropriate for housing and compatible uses in the Central Edinburgh Local Plan. It lies within the urban area of the Finalised Edinburgh City local Plan and more specifically identified as housing in the Fountainbridge Master Plan. There are various planning permissions in both detail and outline for housing on the site. The principle of housing on this site

is therefore established. The tenure of housing proposed is in high demand in Edinburgh and satisfies part of the affordable housing requirement set out in the outline application for the area, (05/00106/OUT).

b) The Fountainbridge Master Plan sets out objectives for the area. Many developments on the Fountainbridge North (Springside Site) are currently under construction. The Master Plan aims to enhance the Western Approach Road by creating a boulevard through setting back of the building line and promoting urban realm improvements. The urbanisation of the Western Approach Road through development which positively addresses the road and encourages pedestrian activity is a major objective of the development brief.

The application site is a small yet undeveloped area of land on the northern side of the Western Approach Road. The principle of the siting and height of the building was agreed at outline (05/00106/OUT). The building has been sited on the approved footprint which allows for an area of public open space to be retained at the front, providing a green buffer to the Western Approach Road with a pedestrian and cycle pathway linking through the site. The large windows to the ground floor flats and the entrance lobby contribute to the objective to humanise this part of the Western Approach Road. The siting and design of the building contributes positively to the Public Realm.

The building will provide a termination to the development of Morrison Crescent and the adjacent Dunedin Canmore Housing Association block and a strong visual link to the new buildings at Springside.

The building will deliver a substantial element of the affordable housing provision required through the legal agreement of the outline planning application.

It is considered that the proposal satisfies the objectives of the Fountainbridge Master Plan.

c) The proposed building has been designed within the parameters approved in the outline planning application. It follows the design principles utilised on the Springside development on the southern side of the Western Approach Road. The height at 82metres A.O.D will sit below the 87 metre A.O.D block A1 approved on the southern side of the Western Approach Road. Additionally, the building has been dropped in height on the eastern side to five storeys. This helps to link the building to the four storey traditional tenements to the north and the six storey new builds at Springside. The varying roof heights help to reduce the overall impact of the building and provides a bold gable end elevation when viewed from the west. The use of decked access has been incorporated into the Springside Development at block B at Upper Grove Place and is considered acceptable in this context. The proposed materials will sit comfortably with the surrounding developments. It is considered that the design and scale of the development is acceptable.

d) The proposal includes a small area of amenity space which provides a buffer to the front of the building and connects into the wider Public Realm Strategy set out in association with the Master Plan. The site connects into the new footpath network that will link via pedestrian crossing to the southern side of the Western Approach Road thus benefiting from the new areas of public open space provided within the new development area. Within the development a communal roof terrace is provided as are generous 3 metres wide decked access areas.

The proposal will result in the loss of a row of lime trees and beech trees on the site. This was determined by the siting agreed through the outline application. The proposal includes replanting in accordance with the Public Realm Strategy. The level of open space is considered adequate in this urban location and in the context of the wider Fountain bridge Master Plan.

e) The siting and height of the proposed development were approved under consideration of 05/00106/OUT. The proposal will breach the Council's non statutory guidelines in that it will sit 3.5 metres from the northern boundary of the site. However, this has been approved in the outline application and is accepted as traditional to the historic urban pattern of the area. The orientation of the north facing windows is such that the closest rear facing windows would be sited at a minimum of 18.5 metres window to window distance which satisfies the privacy distance requirement. The ground floor windows will be screened by the existing stone wall and the remaining windows serve a stairwell. The east west and south facing windows will not affect residential amenity.

The proposed rear deck access will be sited at an average of 15 metres from the rear facing windows of the neighbouring property. There are many objections to the potential noise and disturbance which users of the deck may generate together with the potential loss of privacy to occupants of existing tenement. However, it should be recognised that the rear gardens of the existing tenement are communal and are currently overlooked by the existing building. The decked areas will allow for access to three properties on each floor and at this level is considered acceptable. It is considered that the proposed new building will buffer the tenement from the Western Approach Road and that the impact on the existing level of amenity will be minimal.

The applicant has carried out a Right to Light study to assess the impact of the proposed development upon the existing tenement, Caledonian Crescent. The study has assessed the impact of the proposal upon 20 windows at ground floor level of the existing Caledonian Crescent. The findings show that of the 20 window positions analysed, 14 window positions have a level of daylighting either 27% above Vertical Sky Component (VSC) or experience a reduction that remains above the threshold of 80% of the existing VSC.

The reduction in the VSC experienced by the 6 remaining windows falls beyond the 27% Building Research Establishment (BRE) threshold (which is generally applied to low density suburban development). However, they

remain within the category defined a minor failure (where minor = 20 to 36% VCR reduction).

Further studies have been carried out to assess the average daylight factor on the 6 windows that fail and the conclusion shows that all the rooms studied meet the required Average Daylight Factors set by the BRE.

It is considered that the proposal will safeguard the amenity of neighbouring residents and complies with Des 3 of the Finalised Edinburgh Local Plan and the Non Statutory Guidelines in respect of Daylighting Privacy and Sunlight.

f) The proposal has been designed to connect into the Public Realm Strategy for the wider Fountainbridge Area. The pedestrian and cycle pathway will be retained running along the edge of the site with connecting links through the reconfigured car park. New planting will green up the southern edge of the development along the Western Approach Road. The proposal offers the potential to link into the new pedestrian crossings proposed for the Western Approach Road.

The application includes the provision for a bin store. This is well screened and will by not affect the surrounding residential amenity or impact upon the objectives of the Public Realm Strategy.

g) Transport has raised no objection to the proposal. Adequate car parking provision is made within the site and the wider area encompassing Morrison Crescent most of which is within Dunedin/Canmore control. The application provides for disabled car parking and city car club provision, which will come within the control of the Council so its allocation to the development will be controlled.

Provision is made for the cycle link to come through the car park area and link into the Public Realm. Cycle parking will be accommodated within the development, the details to be agreed by condition.

The necessary Tram contribution was sought through the outline planning application. There is no requirement through this application.

h) The application is for Reserved Matters in relation to 05/00106/OUT. This application preceded the requirement to meet the Edinburgh Standards for Sustainable Building. Therefore there is no requirement for the developer to meet the Council's Sustainable Standards on this site.

In conclusion it is considered that the design and scale of the development is acceptable and the amenity of the occupiers of the neighbouring properties will not be adversely affected. The applicant has addressed the requirement of the outline planning permission to satisfactorily address overshadowing and overlooking issues.

It is recommended that the Committee approves this application subject to conditions in respect of noise, landscaping, materials and transport. The

applicant is required to enter into a Legal Agreement to secure the affordable housing provision and to meet Transport requirements.

Addendum

This application was continued at Committee on 1 October 2008 for the following reasons:

1) To ask the applicant to consider:

- i) Moving the footprint of the development further towards the West Approach Road in order to mitigate the impact of the development on the tenements at Caledonian Crescent
- ii) Redesigning the building to remove the deck access balconies and reducing the overall height of the development;
- iii) Reducing the number of affordable units on this site and incorporating the balance of affordable units elsewhere in the overall development, if it was felt that such an adjustment would result in an improvement in the design of this development.

2) For clarification of exactly what was approved in the outline consent, particularly in relation to the height of this development

3) For further consultation between the developer, local ward members and the local residents.

As advised in the report the proposal largely follows the height and footprint approved by the Committee in the original outline consent ref 05/00106/OUT. The approved height is 23.5 metres. The height of the development has been lowered in part from the approved six storeys to five storeys to reduce the overall impact upon the tenement to the rear. The proposal at its highest point would be 21 metres dropping to 19 metres and 17 metres. To move the proposal closer to the West Approach Road would compromise the open space provision and the contribution it makes to the Public Realm and the improvements to the Transport corridor. The number of units has already been reduced from 28 to 26 and it is considered that this level of development is acceptable. No amendments have been made to the scheme following Committee's recommendation.

The application was submitted jointly by AMA and Dunedin Canmore Housing Association. AMA has responded to the Committee's request as follows;

AMA have a working relationship spanning 20 years with the City's Planning Department and the Committee and have always sought to work with the City and negotiate planning proposals; this has always resulted in a significantly better scheme. There has been no change in this procedure when dealing with the above application, which has the planners' recommendation for approval.

- The application is for 26 affordable units
- The application does not exceed the parameters of the outline planning permission for the site in terms of volume, height and numbers of units
- there has been two re-designs during the planning consultation at considerable cost, and to engage a further one will be a burden on the RSL who have a limited grant available for the development
 - the concerns raised by the neighbours in objecting to the proposal are the same as those raised in the outline planning application and were all addressed at the time. These circumstances have not changed.
- Statutory neighbour notifications have been issued three times for this proposal and public consultations and presentations have taken place twice during the process.

Committee should be advised that the applicant is appealing to the Scottish Government on the grounds of non determination.

It is recommended that the Committee be minded to grant subject to the conditions stated.

Further addendum

At its meeting on 12 November 2008, the Sub-Committee were minded to refuse permission for this development. The applicant has however already appealed to Scottish Ministers on the basis of the Council's failure to determine the application within the statutory two month period. The reasons for refusal, once agreed, will be forwarded to the Scottish Government as part of the Appeal Process.

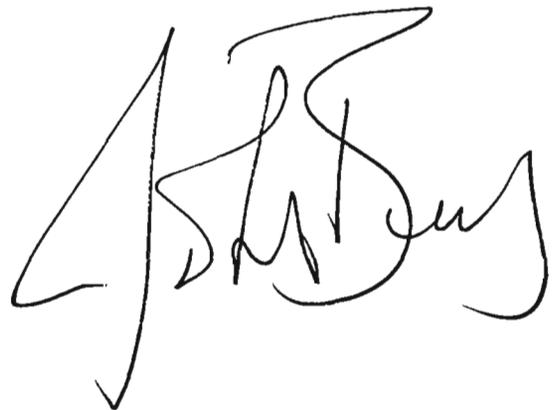
Committee were minded to refuse on the basis that the details submitted were unacceptable in terms of design and materials; that the form of balconies was unacceptable and resulted in related issues of overlooking. Committee also asked that the height of the proposals in relation to that agreed at the outline stage be checked. This has again been done and members should note that the proposal does not exceed the overall height limit set out in the outline planning decision ref 05/00106/OUT and therefore the issue of height would not be a valid reason for refusal.

1. The proposal is contrary to Central Edinburgh Local Plan policies CD10 and CD11 and to the Edinburgh City Local Plan policies Des1 and Des3 in respect of Development Design as the proposal is not of the highest possible architectural and urban quality; does not respect the constraints of the site or the character of the surrounding area, and does not add visual interest. The proposals also fail to pay particular attention to the enhancement of a main approach to the city centre and to reinforce the visual significance of such gateway locations as required by the above policies.

2. The proposal is contrary to the Central Edinburgh Local Plan policy CD17 and the Edinburgh City Local Plan policy Des 3 as the proposed materials would be inappropriate in this context and would not be of a quality which was in harmony with the essential character of the city.

3. The proposal is contrary to the Central Edinburgh Local Plan policy H11 and the Edinburgh City Local Plan Hou8 as the form of the development and in particular the proposed rear decked access/balconies will result in the overlooking of neighbouring properties to the rear and an adverse impact on the amenity and privacy of occupiers and neighbours.

4. The proposal is contrary to the Council's non statutory guidelines in respect of Daylight, Privacy and Sunlight in that it will result in the overlooking of the gardens and windows of the properties to the rear, to the detriment of their privacy and amenity.



John Bury
Head of Planning

| | |
|---|-------------------------------------|
| Contact/tel | Jennifer Paton on 0131 529 6473 |
| Ward affected | A11 - City Centre (NEW) |
| Local Plan | Finalised Edinburgh City Local Plan |
| Statutory Development Plan Provision | Central Area |
| Date registered | 27 May 2008 |
| Drawing numbers/ Scheme | 1, 3-6 |

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.

If you require further information about this application you should contact the following Principal Planner, Elaine Robertson on 0131 529 3612.
Email: E.Robertson@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Approval of Reserved Matters
Application Address: Land Adjacent To
36 Morrison Crescent
Edinburgh

Proposal: 26 Flats designated for 'shared equity' - affordable block as part of Springside development

Reference No: 08/01890/REM

Consultations, Representations and Planning Policy

Consultations

Education

This site is located within the catchment areas of;

*Dalry Primary
St Cuthberts RC Primary School
Tynecastle High School
St Augustine's RC High School*

The earlier response to the outline planning application suggested that developer contributions may be required for Dalry PS and St Cuthbert's. However the flatted nature of the development and the relatively small number of flats means that the expected impact on the catchment schools will be slight and fall within the available and forecast capacity (as currently predicted).

Accordingly, I have no objection to the proposals.

Environmental Health

Environmental Health has no objections to this proposed development subject to the following conditions:

- 1. The residential development shall be completed in accordance with the requirements specified in the noise report G/3459/05 dated 27 September 2005. The requirements are detailed in paragraphs 6.8, 6.9, 6.11, 7.2 and 7.4.*
- 2. The design, installation and operation of the lift shall be such that any associated noise complies with NR20 when measured within any nearby living*

apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Strategy and Investment (Regeneration)

The Housing Department has worked with Planning to develop a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city. The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at a city-wide level of 25% for all proposals of 12 units or more. This is consistent with Policy Hou 7 Affordable Housing in the Finalised Edinburgh City Local Plan.

The department would anticipate that the location, the mix and the range of sizes of the affordable housing contribution would be reflective of the overall development as a whole, in the interests of achieving mixed, sustainable communities. The department would expect that 70% of the affordable housing contribution would be for social rented housing and that the applicant would engage in discussions concerning the delivery of affordable housing at the earliest possible stage with a Registered Social Landlord.

Affordable housing provision should be compliant with Housing for Varying Needs standards, and 10% of the affordable housing contribution should be wheelchair-accessible. The department also aims to see the affordable housing contribution delivered at the earliest possible opportunity within any given development.

This application covers part of the affordable housing provision for the wider Springside Development (05/00106/OUT) and therefore the entirety of this application pertains to affordable housing.

The application is for 26 flats to be designated for use as “shared equity” properties. While the Department acknowledges that a previous application for affordable on this site (08/00853/FUL) sought to provide 28 units for shared equity, which is 2 units more than this current application would provide, the 26 units proposed in this application would appear to be acceptable under the terms of the Section 75 Agreement governing the overall Springside application 05/00106/OUT.

The Section 75 Agreement in Clause 3(a) outlines that 22% of the overall Springside development (around 140 units) shall be Affordable Housing Units. Of greater relevance to this application in hand, however, is Clause 3(b) of the Section 75 Agreement, which states that not less than 70% of the affordable housing units should be social rented properties. When one considers the 26 units proposed in this application for “shared equity”, this would leave only around 44 units across the site that were available for use as affordable housing in tenures that are not social rented accommodation.

Therefore, this application appears to meet the terms of the Section 75 Agreement governing the site, as it fulfils part of the affordable housing contribution of the

Springside development. While accepting that this application concerns only housing for "shared equity", the Department would expect that the terms of Clause 3 (b) of the Section 75 Agreement will be fulfilled regarding the provision of 70% social rented properties within the Affordable Housing Contribution of the wider Springside development as a whole.

The applicant is asked to provide details of the timescale for this project for reporting to Planning Committee.

Finally, there is one point regarding shared equity schemes to bring to the applicant's attention. On the submitted document Springside Block L Site Information it states that the shared equity arrangements would be made through "a shared equity scheme called 'Homestake'". The Homestake scheme has now been superseded, and the shared equity arrangements in Edinburgh are now administered by Link Housing and the scheme is now called "LIFT" instead of "Homestake".

Transport

Consent should not be issued until the Developer enters a suitable legal agreement to contribute a sum of £2,500 for the purposes of promoting a Traffic Regulation Order to amend/introduce loading and waiting restrictions.

A further sum of £2,000 is required for any stopping up order/re-determination order required as part of the Development.

I have no objection to the application subject to the following conditions being applied.

All accesses must be open for use by the public in terms of the statutory definition of "road" and require to be the subject of applications for road construction consent.

Conditions:

- 1. A dropped kerb with bollards to the Council's standard pattern is to be provided at the cycle path connection onto Morrison Crescent (adjacent to the car park).*
- 2. The type and layout of the cycle parking provided for the development to be to the satisfaction of the Director of City Development.*
- 3. The marking of the disabled parking bays are to be amended to the latest recommended layout. (details supplied to the agents)*

Note: The car parking spaces provided as part of the Development (including disabled and visitor spaces) will be under the control of the Council.

Representations

The application has generated 96 letters of objection. The reasons for objection may be summarised as follows;

- Issues relating to design and scale addressed in section (c) of the assessment
- Flat roof out of character
- Facade design out of character
- Overdevelopment of the site
- Standalone building does not link to the Springside Development

Issues relating to openspace addressed in section (d) of the assessment

- Loss of green space
- Loss of trees

Issues relating to residential amenity addressed in section (e)

- The outline report which set the parameters of height and footprint for the scheme has insufficient information to fully assess the potential impact of the height of the building
- Building two storeys higher than surrounding developments
- Loss of daylight/sunlight
- Overshadowing resulting in increased fuel costs and reduced use of existing garden areas
- Loss of privacy/overlooking from decked access
- Loss of amenity
- Noise from occupants using the decked access

Issues relating to the public realm addressed in section (f)

- Proximity to the Western Approach Road

Issues relating to Transport addressed in section (g)

- Increased traffic on Morrison Crescent

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 proposal is subject to the Housing and Compatible Use policies of the Central Edinburgh Local Plan and is identified as Central Area Proposal 3 in the Central Edinburgh City Local Plan. The site lies within the study area of the Fountainridge Master Plan. The site is on land identified as safeguarded for cycleway and footpath.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD12 (HEIGHT CONTROL) protects the city's historic skyline and views from adverse high development.

Policy CD14 (MAJOR DEVELOPMENT OPPORTUNITIES) sets out general requirements for the development of major opportunity sites (identified on the Proposals Map) and other large or phased development sites.

Policy CD18 (SAFETY, SUSTAINABILITY AND ACCESSIBILITY) requires the design and layout of development proposals to meet safety, sustainability and accessibility objectives.

Policy GE2 (OPEN SPACE PROTECTION) resists development proposals which would result in the loss of any open space which contributes to environmental character and amenity of recreational or other social value.

Policy GE6 (WALKWAYS) sets out objectives for protecting and improving rights of way and promotes a network of linked walkways throughout the Plan area.

Policy GE11 (Tree Protection) sets out tree protection requirements for new development.

Policy GE12 (LANDSCAPING) requires development proposals to include provision for landscaping of high quality and new open spaces where appropriate.

Policy CD13 (HEIGHT AND TOPOGRAPHY) requires the suppression of the height of new building where necessary to retain or emphasise the significance of important topographical features, including valley features.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H7 (HOUSING DIVERSITY) sets out policy objectives for achieving a mix of house types and sizes in new developments.

Policy H8 (SPECIAL NEEDS HOUSING) supports the provision of housing to meet special needs and sets out accessibility requirements for new housing development.

Policy H11 (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 to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T13 (CAR PARK DESIGN) requires that car park developments are not detrimental to the appearance of their surroundings or to residential amenity.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Policy T17 (CAR PARKING COMMUTED SUMS) states that if the requisite parking provision cannot be met satisfactorily or in full on the site, the Council will be prepared to accept commuted sums to be used to make good the deficiency.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 7 (New Pedestrian Routes in the City Centre) relates to the creation of new pedestrian routes in the City Centre.

Policy Des 10 (Tall Buildings) sets out criteria for assessing proposals for tall buildings.

Policy Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Com2 (School Contributions) sets the requirements for school contributions associated with new housing development.

Policy Tra 1 (Major Travel Generating Development) supports major travel generating development in the Central Area, and sets criteria for assessing major travel generating development elsewhere.

Policy Tra 3 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

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

Non-statutory guidelines on 'HIGH BUILDINGS AND ROOFSCAPE' supplement local plan policies on building height and roof design, and provide policy guidance on these matters.

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

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

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

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

Non-statutory guidelines - Tram Developer Contributions sets out the criteria where new development should make a contribution towards the construction of the tram system and associated public realm.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

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Reference No: 08/01890/REM

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **APPROVED**. to part-approve and part-refuse this application subject to the conditions and reasons detailed below.

Conditions

1. The development hereby permitted shall be commenced no later than two years from the date of this consent or from the date of subsequent approval of other reserved matter/s, or five years from the date of outline consent, whichever is the later.
2. The residential development shall be completed in accordance with the requirements specified in the noise report G/3459/05 dated 27 September 2005 application reference 05/00106/OUT. The requirements are detailed in paragraphs 6.8, 6.9, 6.11, 7.2 and 7.4.
3. The design, installation and operation of the lift shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

4. A dropped kerb with bollards to the Council's standard pattern is to be provided at the cycle path connection onto Morrison Crescent (adjacent to the car park).
5. The type and layout of the cycle parking provided for the development to be to the satisfaction of the Director of City Development.
6. The disabled parking bays shall be laid out in accordance with the Council's recommended layout.
7. 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.
8. 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.
9. 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 protect the amenity of the occupiers of the development.
3. In order to protect the amenity of the occupiers of the development.
4. In order to safeguard the interests of road safety.

5. In order to ensure that the level of cycle parking is adequate.
6. In order to safeguard the interests of road safety.
7. In order to enable the planning authority to consider this/these matter/s in detail.
8. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
9. In order to ensure that the approved landscaping works are properly established on site.

INFORMATIVES

It should be noted that:

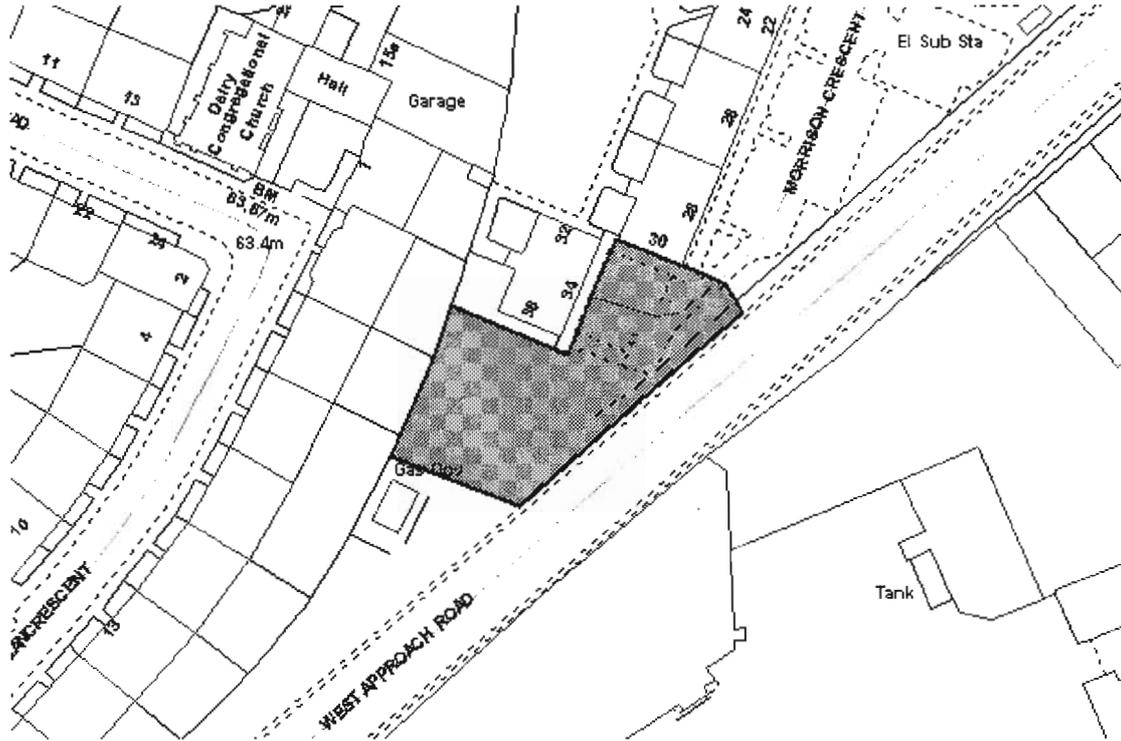
1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure.
2. Consent shall not be issued until a suitable legal agreement has been concluded with the Council to ensure that the use of the property is solely for the purposes of social rented housing, to be managed by a registered social landlord.

End

Application Type Approval of Reserved Matters

Proposal: 26 Flats designated for 'shared equity' - affordable block as part of Springside development

Reference No: 08/01890/REM



Location Plan

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