

**Full Planning Application  
at  
171-185 Slateford Road  
Edinburgh  
EH11 1QY**

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

25 August 2004

**Proposal:** Proposed residential development comprising 154 flats with all associated roads, infrastructure, car parking and landscaping; temporary sales centre

**Applicant:** Taylor Woodrow Developments Ltd.

**Reference No:** 03/02194/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. Prior to the issue of a planning permission the developer shall enter into a Section 75 Legal Agreement to provide for the following:
  - (i) a) Provide at no cost to the council a controlled pedestrian crossing at Slateford Road.
  - b) Contribute the sum of £12,000 for the upgrading of the existing pelican crossing on Slateford Road to a Puffin Crossing.
  - c) Contribute the sum of £14,000 for improvements to the Public Transport Infrastructure.
  - d) Contribute £20,000 for the provision of Traffic Calming Measures in the vicinity of the development site.

e) Contribute the sum of £20,000 for Environmental Improvements in the vicinity of the Development site.

a) To be completed to the satisfaction of the Director of City Development prior to the occupation of any dwelling.

(b,c,d and e payable on commencement of site operations)

(ii) The existing bus stops along the development frontage to be upgraded to the satisfaction of the Director of City Development. Work to be completed prior to the occupation of any dwelling house.

(iii) Education Financial Contribution

(iv) Affordable housing in an area and layout to be agreed by the Head of Planning and Strategy shall be provided for the following mix of units:- 5 x 1 bedroomed flats, 10 x 2 bedroomed flats and 5 x 3 or 4 bedroomed flats.
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3. 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.

4. Prior to the commencement of works on site, a fully detailed waste management plan, with details of access to recycling facilities, shall be submitted to and approved in writing by the Head of Planning and Strategy and the Director of Environmental and Consumer services. Thereafter, the requirements agreed shall be implemented to the satisfaction of the Head of Planning and Strategy and the Director of Environmental and Consumer Services, prior to the occupation of the development hereby approved.

5. 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.

6. 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.
7. 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.
8. Prior to the grant of planning permission full drainage details for the site shall be submitted and approved by the Head of Planning and Strategy. The details shall comply with the requirements of Surface Water Best Management practice for Sustainable Urban Drainage. The approved details shall be implemented prior to the occupation of the development hereby approved.
9. Full details of the size, number and location of the proposed swift boxes shall be agreed in writing by the Head of Planning and Strategy prior to the commencement of works and implemented and retained in the approved position thereafter.
10. The development shall be completed in accordance with the requirements specified in paragraphs 7.1(iii), 7.1(iv), 7.2(iii) and 7.2(iv) of the noise report C/2700B/04 dated 08.06.04.
11. Within six months of the date of consent, details of the children's play area, as shown on the approved drawing, shall be submitted to and approved in writing by the Head of Planning and Strategy. The approved play area shall be installed prior to the occupation of the flats and shall thereafter be maintained by the developer and/or their successors to the satisfaction of the Planning Authority.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To ensure a satisfactory form of development.
3. In order to protect the development from landfill gas.
4. To ensure a satisfactory form of development.
5. In order to enable the planning authority to consider this/these matter/s in detail.

6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. In order to ensure that the approved landscaping works are properly established on site.
8. To ensure a satisfactory form of development.
9. In order to protect the colonies of swifts identified in the area which are protected under the Wildlife and Countryside Act 1981.
10. In order to protect the amenity of the occupiers of the development.
11. In order to enable the planning authority to consider this/these matter/s in detail.

## **2 Main report**

### **Site description**

The site is located on the south eastern side of Slateford Road, north west of the railway Slateford Junction. To the north east of the site lies a Bowling Green beyond which is the Slateford Maltings residential development with further residential blocks under construction. To the South West lies a BP Petrol Filling Station. The site was formerly occupied by single storey factory buildings and cash and carry which have recently been demolished. The site is fairly level with a slight rise to the north eastern corner. A sales building has been constructed on the south western boundary of the site.

### **Site history**

Planning Application ref 03/01028/FUL was submitted on 12/3/03 on a smaller site which excluded the former cash and carry. That application is undetermined and proposes residential development comprising 112 flats with all associated roads, infrastructure, car parking and landscaping.

09/01/04 Planning permission granted for a temporary period for the sales building on the western part of the site.

### **Development**

#### Description of development

The proposal (as revised) is for the erection of 132 flats. The proposal would be broken down into 12 blocks providing mixed sized accommodation as follows;

Blocks	1bed	2bed	3bed	4bed
1-4	1	26	15	1
5-6		3	23	
7-10	1	25	16	1
11-12	4	16		
TOTAL	6	70	54	2
%	4.5%	53%	41%	1.5%

The development has been designed as two L-shaped anchor buildings fronting onto Slateford Road. These buildings would be three and a half storeys high with prominent 4 storey corner features on the Slateford Road elevation rising to 5 storeys at the rear of the site. The Slateford Road facade would be finished with blond reconstituted stone and white dry dash render with grey concrete tile roofs. Projecting bays accommodating balconies would provide an element of rhythm along the street frontage. These north facing blocks would have accommodation at the ground floor accessed by main doors with private garden space, creating a lively street frontage.

Two free standing blocks are proposed to the rear (southern) side of the development which orientate onto an area of proposed public open space. These blocks, 5 and 6, would be mainly 4 storey with accommodation in the roof and prominent 5 storey corner features. Each flat would have balcony provision and/or recessed balcony.

To the west of the site, in the position of the current marketing suite, it is proposed to accommodate blocks 11 and 12 which would meet the affordable housing requirement. The blocks as proposed would be 4 storeys high and would accommodate 4 x 1bed flats (20%) and 16 x 2 bed flats (80%).

An emergency route will link the development with the adjacent site to the east at the rear of the maltings building. This link incorporates a two tiered car parking arrangement with 23 spaces provided underground. Typically car parking is located throughout the site.

Within the site a high level of private garden area will be created at 2497.7 square metres, 18.6% of the total site area. The central area of public open space would provide for 1097.2 square metre, 8.1% of the total site area. Amenity space is dispersed around the site at 1368.3 square metres, 10% of the total site area. In total, the open space provided within the site, would be 37% of the total site area.

There have been a number of amendments to the proposal which have resulted in the following changes:-

A reduction in the number of units from 154 to 132

A reduction in height from six storeys

Improved layout resulting in increased public and private open space.

The provision of private garden areas

Improved design onto Slateford Road resulting in a better relationship with existing buildings

## **Consultations**

### **Culture and Leisure**

No known archaeological constraints.

### **SEPA**

#### Contaminated Land

1. Although SEPA has no definite information, given the former uses of the site contamination must be a possibility. In such circumstances your authority may consider it necessary to ask the applicants to produce a consultant's report to ascertain the extent of any contamination and the remediation that may be required.

2. A remediation scheme would require to take account of the possible implications for surface and groundwater, and the requirements of the waste management regulations. If remediation entailed digging out material for disposal at a suitably licensed landfill precautions would be required to ensure that contamination was not spread during excavation of materials, or as a result of rainfall and vehicle movements.

#### Sewage Disposal

3. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Waste (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

4. Surface water associated with the development will probably be disposed of via a drainage system that is separate from the foul sewer. Although SEPA has no objection to this, the specification of the drainage system must comply with the SUDSWP/CIRIA design manual for sustainable urban drainage systems (SUDs) (ISBN 0 86017 5219). This would entail the use of indirect systems in the form of permeable surfaces, peripheral French drains, soakaways, roadside swales and a detention basin. A suitable SUD based system should also be able to provide flow attenuation to satisfy your Council's requirements.

5. The surface water drainage arrangements will need to meet the requirements of SW, the roads authority and SEPA area staff. As drainage systems based on SUDS principles will have implications for site layout, it is recommended that there is general agreement on the scheme before planning permission is granted. SEPA also recommends the imposition of a planning condition which makes reference to the requirement for an integrated SUDS scheme.

6. SUD systems may be susceptible to damage because of mud and silt generated during site preparation and construction activity. Work must therefore be phased to ensure minimum risk and temporary silt traps should be provided where necessary.

#### Landscaping

7. There may be waste management licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Generally, waste material can only be imported to a site if a waste management license is in effect or if an activity exempt from licensing has been registered with SEPA. Similarly, any waste removed from a site must be deposited either at a suitably licensed site or at a site for which a relevant exempt activity has been registered. SEPA regard all soils, including topsoil, removed from sites as waste.

8. Where waste is either imported to or exported from a site, applicants and their contractors should be fully aware of the relevant requirements relating to:

- (i) the transport of controlled waste by registered carriers
- (ii) the furnishing and keeping of duty of care waste transfer notes

#### General

9. SEPA's area staff will be able to assist the applicants or their agents in meeting SEPA's requirements. The appropriate initial contact will be area team leader Mr David Campbell (tel: 0131 449 7296).

#### SEPA - 22 June 2004

Further to our correspondence of July 2003 regarding the above matter SEPA have now met with the developer to discuss drainage proposals. Minor modifications to the scheme were agreed to include the provision of a second filter drain and an oil interceptor.

In this regard I can confirm that SEPA is satisfied that, once the above has been incorporated, the drainage requirements outlined in their drawing (Ref. No 202577/901A) meet with our approval.

#### **Transport Planning**

No objection subject to the following conditions being applied;

1. For the developer to enter into a suitable agreement to provide for the following:

- a) Provide at no cost to the council a controlled pedestrian crossing at Slateford Road.
- b) Contribute the sum of £12,000 for the upgrading of the existing pelican crossing on Slateford Road to a Puffin Crossing.
- c) Contribute the sum of £14,000 for improvements to the Public Transport Infrastructure.
- d) Contribute £20,000 for the provision of Traffic Calming Measures in the vicinity of the development site.
- e) Contribute the sum of £20,000 for Environmental Improvements in the vicinity of the Development site.

a) To be completed to the satisfaction of the Director of City Development prior to the occupation of any dwelling.  
(b,c,d and e payable on commencement of site operations)

2. The existing bus stops near the development frontage to be upgraded to the satisfaction of the Director of City Development. Work to be completed prior to the occupation of any dwelling house.

## **Education**

### **School Capacities**

This site is located within the catchment areas of Balgreen Primary School, St Cuthbert's Roman Catholic Primary School, Tynecastle High School and St Augustine's Roman Catholic High School.

Balgreen Primary School is operating above capacity at present and is forecast to remain over capacity until 2007. The school has a notional capacity of 13 classes, but is currently operating 14 classes, at the expense of general purpose space. All the classes are limited to an intake of 30 pupils (rather than 33) because of their small size, which reduces the level of flexibility the school has to accommodate additional pupils. In accordance with Council's Developer Contribution Policy, a contribution of £46,368 should be sought towards alleviating the accommodation pressures at this school.

St Cuthbert's Primary School is currently operating at capacity. The roll is forecast to drop marginally below capacity in 2004. Accordingly it is anticipated that this school should have sufficient capacity to accommodate the small number of children generated for this denominational sector school.

Tynecastle and St Augustine's High Schools are forecast to have adequate spare capacity to accommodate this development.

### **Summary**

There is no spare capacity within Balgreen Primary School to accommodate this development. Accordingly a developer contribution of £46,368 towards alleviating the accommodation pressures at this school should be sought.

## **Housing** - comments at 27 May 2004

The Housing Department has worked with Planning to develop a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy for the city. The 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 for sites of over 500 units. In Moat Ward, in which this site lies, the provision for affordable housing within sites of more than 40 units is 15%. In this case that would amount to approximately 20 units.

This Department notes that the revised drawing now shows an inclusion of 20 affordable units to the scheme. The applicant is commended for their positive approach to the implementation of the Affordable Housing Policy. However, it must be noted that the Affordable Housing Policy requires that the affordable housing provision must reflect the housing types proposed across the site. The housing schedule provided shows the affordable housing to be 1 and 2 bed apartments whereas the bulk of the market sale accommodation to be provided as 2 and 3 bed apartments. As stated previously, this Department requires that the affordable housing type reflects those proposed across the site.

We would require the affordable housing to be split:

- \* 25% 1 bed
- \* 50% 2 bed
- \* 25% 3 and 4 bed

In order to ensure the affordable housing accommodation reflects the accommodation on the rest of the site.

We also require the affordable accommodation to meet with the New Target Design Standards which came into effect in April 2004. Through this, we require:

- \* 10% of affordable accommodation to be suitable for wheelchair users,
- \* 10% of affordable accommodation to be suitable for elderly people, and
- \* 25% of the units to be "family" units of 3 bedrooms and above.

If the applicant is not willing to provide this, we recommend that the application is refused.

### **Environmental and Consumer Services**

This Department has no objections to this proposed development subject to the following conditions:

1. 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 , 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 remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

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.

The development shall be completed in accordance with the requirements specified in the noise report C/2700B/04 dated 8th June 2004. The requirements are detailed in paragraphs 7.1(iii) 7.1(iv) 7.2(iii) and 7.2(iv).

The design and installation of any 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.

## **Representations**

The application was advertised on 27 June 2003. Two letters of representation including one from The Cockburn Association were received. The comments may be summarised as follows;

- the development should include protective measures for swifts
- poor quality of open space

## **Policy**

The proposal is subject to the industry and business policies of the South West Edinburgh Local Plan and the housing and compatible use policies of the Draft West Edinburgh Local Plan.

### Relevant Policies:

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H08 (Open Space provision) sets out the requirements for open space in new housing developments.

Policy H09 (Housing diversity) promotes a variety and balanced mix of house types and sizes, and seeks to avoid barriers to mobility.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy T1 Impact of new development, expects that new development with the potential to generate a significant amount of personal travel should be in locations accessible by a range of modes of transport.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

Sets objectives for habitat creation and enhancement, lists protected species and how developments can make provision for these, and lists the sites of national and local nature conservation interest.

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

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

Policy H15 (Financial contributions) requires housing developers to contribute to costs for extra educational facilities in areas where there is a shortage of school places.

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

a) whether the proposed use is acceptable in this location;

The South West Edinburgh Local Plan identifies the site for business and industry uses. However, the Draft West Edinburgh Local Plan identifies the site for housing. In this regard it is considered that the principle of housing is acceptable on the site. The Maltings building to the west of the site has been converted for residential use and new residential blocks have been completed to the rear of the Maltings. The principle of residential development on the site is acceptable.

b) whether the design is satisfactory given the setting of the site;

The proposed development has regard for the scale and design of the neighbouring Listed Building, the Maltings, and the subsequent blocks of new flats in the area. The scale of the development has been reduced and lowered in height to reflect the transition out from the city to a more suburban density and reflect the buildings across the street. The proposed development addresses the street frontage and allows for views through to the Craiglockhart hills in the south. The proposal complies with the Edinburgh Guidelines for Urban Design Principles.

The architectural form is contemporary and contrasts comfortably with the surrounding new developments. The increase to four storeys at the entrance to the site provides for a formal entrance. The balcony detailing takes advantage of the far reaching vistas around the site.

The proposed design is considered acceptable in this location.

c) whether the proposals are detrimental to residential amenity or road safety.

The proposed development will be virtually isolated from any neighbouring properties with the exception of the new blocks to the north eastern side of the site. Adequate distance between the existing and proposed blocks is provided so that no overlooking or overshadowing will occur. The proposal complies with the Council's non statutory guidelines in respect of Daylight, Privacy and Sunlight.

The application site is on contaminated land. In this regard the applicant will need to carry out a site survey and implement remedial or protective measures. A condition to this effect is therefore recommended.

The blocks would be set back by more than 15 metres from the railway thus ensuring that a satisfactory residential amenity is created. The applicants have produced a noise assessment which takes account of the impact of the Petrol Station upon the proposed affordable housing site.

The proposed site for the affordable housing provision is agreed by Housing. However, the proposed size of the units does not meet Housing's requirement. It is considered that an appropriate breakdown can be achieved on the site and the applicant is willing to enter into a Section 75 Legal Agreement to ensure that this can be achieved and delivered by a Registered Social Landlord. The 20 units should accommodate 5 x 1 bed units, 10x 2 bed units and 5 x 3 and 4 bed units.

As there is no spare capacity within the Balgreen Primary School to accommodate the development, it is recommended that a condition be imposed requiring the applicant to make an appropriate contribution £35,910 towards Educational facilities.

The swift is protected by law under Section 1 of the Wildlife and Countryside Act 1981. It is illegal to intentionally disturb or kill them, and to take, damage or destroy their nests while the nest is in use or being built. It is identified in The Edinburgh Biodiversity Action Plan that there are swifts in this area. The applicant has agreed to incorporate swift boxes within the development to ensure their protection. These boxes should be sited at least 5 metres above ground level in positions to be agreed with the Head of Planning and Strategy.

The applicant has sought to address the concerns raised by Transport and the outstanding matters may be addressed by a Section 75 Legal Agreement. Transport are satisfied that the development would not affect highway safety.

There are no material planning considerations which outweigh these conclusions.

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

#### FURTHER ASSESSMENT

This application was considered at the Development Quality Sub Committee on 25 August 2004. It was continued to amend condition 2(iv) to specify the mix of affordable housing required. Committee also asked that the amount of underground parking be reviewed in order to improve open space and for consideration to be given to whether a children's play area should be incorporated or whether such facilities were available and readily accessible in the neighbouring area.

The applicants have confirmed that the mix of affordable housing will be provided in accordance with the requirements of the Council and the appointed Registered Social Landlord and covered within the legal agreement. Condition 2 (iv) has been amended.

In response to the question about underground parking the applicants have advised that the physical constraints of the site do not permit further underground parking. The two tier parking provided has been engineered to suit the existing change in levels and the amount of two tier parking in this area, which is constrained by the site boundaries and the position of the proposed buildings, has been maximised.

A revised site plan has been submitted showing the provision of a play area in an area of open space to the rear of the site. It is recommended a condition be added to cover this requirement.

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

  
**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Jennifer Young on 0131 529 3903 (FAX 529 3716)

**Ward affected** 28 -Moat

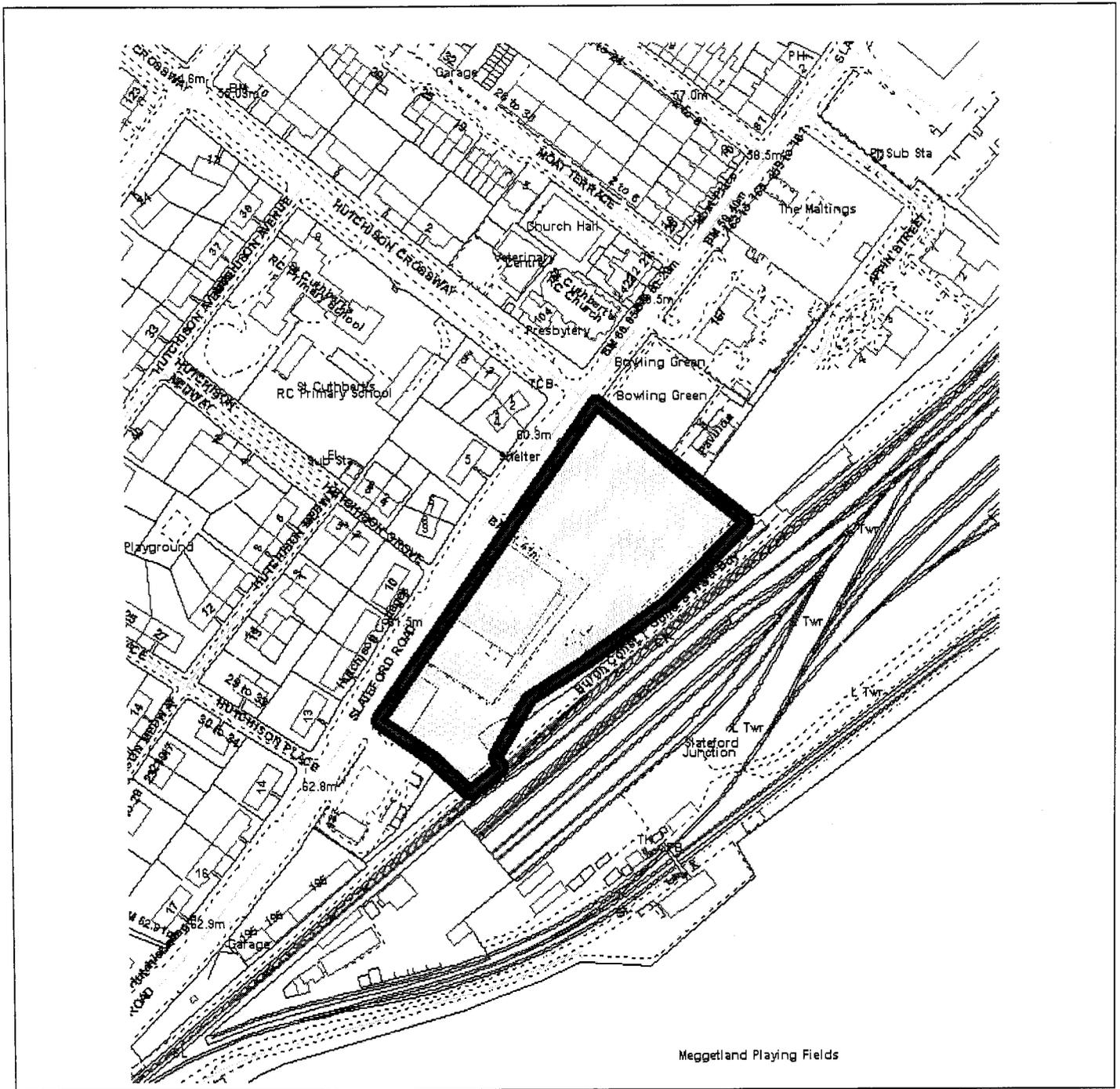
**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Industry/Business

**File**

**Date registered** 12 June 2003

**Drawing numbers/  
Scheme** 01,05, 21, 31, 34, 38, 39, 41-46



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# **PLANNING APPLICATION**

<b>Address</b>	<b>171-185 Slateford Road, Edinburgh, EH11 1QY</b>		
<b>Proposal</b>	<b>Proposed residential development comprising 154 flats with all associated roads, infrastructure, car parking and</b>		
<b>Application number:</b>	<b>03/02194/FUL</b>	<b>WARD</b>	<b>28- Moat</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			