

Planning Permission 11/01814/FUL
at
Drumbrae Primary School
Ardshiel Avenue
Edinburgh
EH4 7HP

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 11/01814/FUL, submitted by The City Of Edinburgh Council. The application is for: **Erection of 60 bed residential care home.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is the northern part of the grounds of the former Drumbrae Primary School measuring approximately 1.25 hectares. The site lies to the west of Ardsheil Avenue, whilst to the south lie the former playing fields of the school and a cemetery beyond. To the north are blocks of 5 storey flats set within generous areas of open space. To the east and west are areas of lower density housing. There is an existing access path into the site from Durar Drive to the north and another from the west off Drum Brae Avenue. The vehicular access into the site is off Ardsheil Avenue in the east. The site has been completely cleared of buildings and there are now areas of broken tarmac and rough hard standing equating to approximately 7,634 square metres. In addition there are areas of grass and some trees on the western boundary of the site.

An area of approximately 17 trees towards the south of the site had been planted by former pupils at the school as a Dunblane Memorial Garden. This has been partially removed. There is a line of mature trees just to north of the northern boundary of the site.

Site History

There is no relevant planning history for this site.

Pre-Application Process

Pre application advice indicated that the development would require to integrate into the community and the spatial characteristics of the area. Consideration was to be given to the whole site of the former primary school. A two storey height of development was thought to be appropriate and that open space provision was a consideration.

Description Of The Proposal

It is proposed to construct a residential care home. It would be two storeys in height and equate to 4,500 square metres of floor space. The footprint of the building is approximately 2,623 square metres in size and would accommodate 60 residential places. The materials would be facing brick and render walls with a concrete tile roof and timber windows.

Vehicular access would be off Ardsheil Avenue leading to 16 car parking spaces of which 4 would be for disabled people. A new 3 metre wide public footpath/cycleway on the north west corner of the site would connect Drum Brae Drive with Durar Drive.

The building would be set within landscaped grounds with a secure south facing garden sheltered by two wings of the building. Two enclosed courtyard gardens are also provided. The landscaping also includes a SUDS detention basin which together with the associated swales has enough capacity to accommodate rain water.

Security for the building and its immediate landscaping around the building is provided by 1.2 metre high metal railings and green coated 1.8 metre high fencing. The building has been designed to provide good surveillance of the gardens. Within the secure area around the building, the submitted landscaping scheme provides details of ornamental shrubs and trees to be used within the courtyard gardens and the secure garden. Approximately 22 extra heavy standard trees are proposed along with areas of hedging to the east, west and northern boundaries. Views are maintained through the mesh fencing to the south over the former playing fields for future residents.

Outwith the secure areas of the site there are areas of more informal landscaping. The area to the west of the site is being planted in an avenue form with trees and spring bulbs to provide an informal pedestrian route to the playing fields to the south. This has been identified as a possible area for a replacement for the planting which has been lost from the previous Dunblane Memorial Garden. The applicants have confirmed their intention to include a replacement Memorial Garden in the former playing fields to the south of the site.

Previous Scheme

The SUDS pond was located closer to the northern and western boundary and was larger. The footpath was not 3 metres wide. The landscaping proposals did not include so much planting outwith the boundary fence of the care home.

Supporting Documents

Planning Design Statement

The design statement provides information on how the design relates to the local area and provides for resident's needs.

Sustainability Statement

The applicants have submitted a sustainability statement which confirms its compliance with standards.

These documents are available to view on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

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, design and its context are acceptable;
- b) the proposal adversely affects residential amenity;
- c) the proposal is sustainable; and
- d) the proposal adversely affects transport infrastructure.

a) The proposed use as a residential care home within a residential area is acceptable providing the proposal can comply with other policy requirements.

The site is well integrated into the community with the provision of a 3 metre wide footway between Durar Drive and Drumbrae Avenue along with the vehicular access off Ardsheil Avenue. The new path has been designed to ensure good visibility along its length. The location of the building and its boundary fencing does not preclude either access to or the future use of the former playing fields to the south of the site.

The layout of the development allows for a secure environment for its occupants and provides landscaped garden space. The rooms for the occupants face out onto landscaped areas to afford them a pleasant aspect. Whilst the landscaping within the fenced section of the site is designed to be both ornamental and stimulating, the landscaping outwith the care home's boundary fence is less formal and enhances the setting of the building. Although part of the building is located on an area identified as open space in the Edinburgh City Local Plan, there will be a net gain of landscaped open space with this proposal. There will be an improvement in the quality of the environment associated with the development subject to acceptable implementation.

The mature trees to the north of the site will not be affected by the close proximity of the new 3 metre wide footway given the extent of hard standing which existed close to this boundary when the site was used as a school. A condition requiring the submission of detailed construction in relation to those trees is recommended to ensure their survival.

The building itself is of an appropriate design and scale in relation to the site and the generalities of the materials are acceptable. A condition requiring samples of materials is recommended.

b) The proposal is sufficiently distant from residential properties to protect privacy and preclude loss of daylight and sunlight. In general there will be a reduced level of noise and activity associated with the proposed use than with the former primary school. Concerns about noise and behaviour at the path

between Durar Drive and Drumbrae Avenue have been expressed. The site lies within a residential area and the design of the path including its street lighting will ensure that it can be well observed. The wider benefits of this path are considered to be important and in compliance with Council policy. Whilst noise and disturbance are always issues during any construction period, this can be controlled by environmental health legislation. The proposal will not reduce the amenity of neighbours.

c) The proposed use of a SUDS pond and associated swales within the site will ensure that surface water is disposed of in a sustainable way. The development will be sustainable in accordance with the Council's Standards for Sustainable Buildings.

d) The proposal includes sufficient parking within the site and the layout for servicing and access is acceptable. The site is close to major public transport routes and pedestrian/cycle linkages are good. The layout of the site does not preclude access being taken off Ardsheil Avenue into the former playing fields to the south of the site should they be upgraded or developed in the future. The proposal will not adversely affect transport infrastructure subject to contributions to its upgrading within the vicinity of the site.

In conclusion, the proposals comply with the development plan and non statutory guidelines, the proposed use and alteration to the location of the protected open space is considered justified. The design of the development and impact on residential amenity is acceptable.

The proposal is a sustainable development and there are no adverse impacts upon transport network or road safety subject to agreed transport infrastructure improvements being implemented. There are no material considerations which outweigh this conclusion.

As the Council is the applicant, a committee decision is required.

It is recommended that the Committee approves this application subject to conditions relating to the submission of material samples, a site survey for contamination and associated remedial measures, tree protection measures, compliance requirements in relation to cooking ventilation and noise limiting measures.

REASON FOR DECISION

The proposals comply with the Development Plan and non-statutory guidance and are acceptable.

John Bury

Contact/tel	David McFarlane on 0131 529 3512
Ward affected	A03 - Drum Brae/Gyle
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area/Open Space
Date registered	6 June 2011
Drawing numbers/ Scheme	1,2b,3b,4a,5a,6,7b,8b,9 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.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517.
Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Application Type Planning Permission
Application Address: Drumbrae Primary School
Ardshiel Avenue
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EH4 7HP

Proposal: Erection of 60 bed residential care home
Reference No: 11/01814/FUL

Consultations, Representations and Planning Policy

Consultations

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

We would, however, make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp).

Culture and Leisure Archaeology Service

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the construction of a 60 bed residential care home on the site of the former Drumbrae Primary School.

Given the impact of the construction and recent demolition of Drumbrae Primary School and assessment of the archaeological information and potential of the area, I have concluded that this proposal is unlikely to have any significant impact. Therefore there are no known archaeological constraints upon this particular planning application.

Services for Communities (Environmental Assessment)

The application proposes the erection of a care home on the site of an old school which includes the addition of 16 parking spaces. The site has residential properties located to the north, south, east and west.

The closest residential properties are situated approximately 60 metres away in a north westerly direction at Durar Drive and therefore are unlikely to be affected by kitchen odours. Additionally, the agent has confirmed the ventilation extract will be vented between eaves and ridge level on the rear roof slope and will attain a minimum of 30 air changes per hour. Therefore, the ventilation complies with the requirements of this Department.

The Scottish Government is committed to low emission vehicles with regards to sustainable transport for the future. City of Edinburgh Council's parking standards now state that developers should incorporate a provision to encourage electric vehicle charging infrastructure throughout all types of development. In an attempt to address the air quality impacts the applicant should investigate the introduction of electric vehicle charging points to a number of parking spaces for the proposed residential care home, as such an informative shall be recommended.

Therefore, Environmental Assessment has no objections to this proposed development subject to the following conditions and recommended informative:

Prior to the commencement of construction works on site:

1. 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

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.

2. 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.

3. (i) The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted a suitable exhaust point as agreed with the Planning Authority to ensure that no cooking odours escape or are exhausted into any neighbouring premises.

(ii) The ventilation system shall be installed, tested and operational prior to the use hereby approved being taken up.

Informative

The developer shall investigate the installation of electric vehicle charging points with reference to Making the Connection – The Plug-in Vehicle Infrastructure Strategy, Office for Low Emission Vehicles (June 2011).

Transport Planning (Development Control)

I have no objections to the application subject to the following conditions being added to any permission:-

a) The new footway link between Drum Brae Avenue and Durar Drive to be increased to 3 metres in width.

(Reason:- To accommodate cyclists)

Prior to the issuing of the consent the developer to enter into a suitable legal agreement to make provision for the following:-

a) The developer to fund all the costs in relation to providing new waiting and loading restrictions within the proximity of the proposed home and remove any existing restrictions with regard to the Drum Brae Primary school. (£3,000)

(Reason:- To provide a safe road network and prevent indiscriminate parking)

b) Contribute the sum of £7,000 towards the improvement to the Public Transport Infrastructure.

(Reason:- Projected increase in pedestrian movements and public transport demand. The sum will be used to part finance a Real Time Information Sign on the Drum Brae North Bus Corridor.)

Informatives

1) The new footpath/cycleway and road which are outwith the planning boundary will be subject to a Road Construction Consent under Section 21 of the Roads (Scotland) Act 1984. This will include street lighting.

2) The footpath/cycleway link between Drum Brae Avenue and the development site is not a public road therefore this section will be required to be brought up to an adoptable standard under Section 16 of the Roads (Scotland) Act 1984.

3) The section of footpath / cycleway between Durar Drive and the development site is a public road but is not lit therefore the street lighting will need to be designed and installed.

Representations

The proposal was advertised on 01.07.2011 and 5 letters of representation have been received, all objecting

Material points addressed in assessment a)

- Loss of trees and loss of Dunblane Memorial Garden

Material points addressed in assessment b)

- noise disturbance and associated anti social behaviour is likely to result from the proposed connecting path between Drumbrae Avenue and Durar Drive.
- Disturbance from construction traffic

Material points addressed in assessment c)

- The suds pond may create wider flooding issues

Material points addressed in assessment d)

- Lack of parking provision associated with the playing fields to the south of the site

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 site lies within the urban area on the Edinburgh City Local Plan. There is an area of the southern section of the site which is also allocated as open space.

Relevant Policies:

Relevant policies of the 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 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

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

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Tra 4 (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.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Relevant Non-Statutory Guidelines

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

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

Non-statutory guidelines 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh.

Non-statutory guidelines on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. 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 before work is commenced on site; Note: samples of the materials may be required.

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. 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.

4. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning.

5. The approved ventilation system shall be installed and tested for the escape of odours to the satisfaction of the Head of Planning, prior to the use hereby approved being taken up.

6. That prior to the commencement of the development, a tree protection plan and a method statement for all works within the canopy spreads of existing trees, within and adjacent to the site to demonstrate how trees are to be protected during the construction of the development shall be submitted to and approved in writing by the Head of Planning. The approved details shall thereafter be fully implemented.

Reasons

1. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

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 amenity of neighbouring residents and other occupiers.

4. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

5. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

6. In the interest of tree protection and to ensure their survival.

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. The following points will require to be addressed by the applicants to ensure that the development integrates into the community.
 - a) The developer to fund all the costs in relation to providing new waiting and loading restrictions within the proximity of the proposed home and remove any existing restrictions with regard to the Drumbrae Primary School. (£3,000)
(Reason:- to provide a safe road network and prevent indiscriminate parking)
 - b) Contribute the sum of £7,000 towards the improvement to Public Transport Infrastructure.
(Reason:- Projected increase in pedestrian movements and public transport demand. The sum will be used to part finance a Real Time Information Signs on the Drum Brae North Bus Corridor)

Informatives

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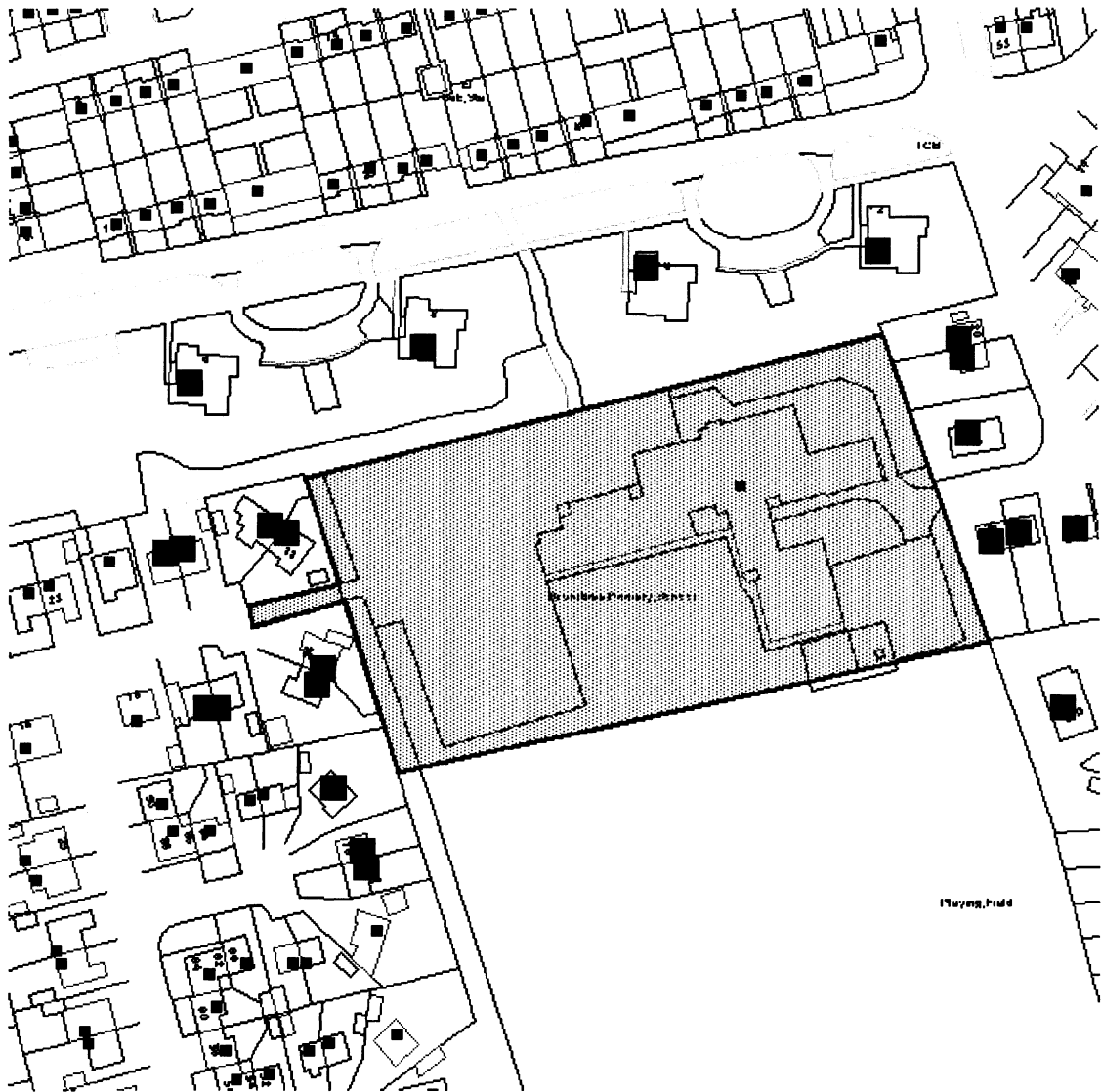
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Appendix C

Application Type Planning Permission

Proposal: Erection of 60 bed residential care home

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Location Plan

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