

**Development Management Sub-Committee
14 September 2011**

Report by the Head of Planning on a possible forthcoming application by the City of Edinburgh Council for the Extension to the Park and Ride Facility at Land at Hermiston, 300 Riccarton Mains Road, Edinburgh

Protocol note

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

Alastair Maclean,
Head of Administration and Legal Services

REPORT ON FORTHCOMING APPLICATION BY THE CITY OF EDINBURGH COUNCIL FOR THE EXTENSION TO THE PARK AND RIDE FACILITY AT LAND AT HERMISTON, 300 RICcarton MAINS ROAD, EDINBURGH.

Development Management Sub Committee

1. Purpose of the Report

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a major development on land at Hermiston, 300 Riccarton Mains Road, Edinburgh.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

2. Summary

This report advises members of a forthcoming planning application for The City of Edinburgh Council at a site at Hermiston, 300 Riccarton Mains Road, Edinburgh. The site is allocated as Park and Ride Facilities at Hermiston and is also Green Belt within the Rural West Edinburgh Local Plan.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 30 June 2011.

3. The Site and the Proposal

Site Description

The site includes the existing park and ride at Hermiston and land to the immediate east of the existing facility. This would involve an additional land take of 19,200 sq metres. There is an existing road which runs through the centre of the site which links the roundabout on Calder Road and Riccarton Mains Road.

Site History

No site history.

Description of the Proposal

The proposals will come forward as a detailed planning application for the extension to the park and ride. The extension will increase the number of spaces from 450 to approximately 1025. The existing road will be re-routed to the east of the park and ride extension linking the 2 roundabouts.

Landscaping and Sustainable Urban Drainage are to be incorporated into the eastern edge of the site.

Community Consultation

The Proposal of Application Notice (11/02197/PAN) outlined a 2 day consultation event on 24 and 25 August 2011 at the existing Park and Ride at Hermiston. Layout drawings were also placed within 3 local libraries. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

4. Issues

The key considerations against which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The site is allocated within the Rural West Edinburgh Local Plan as within the Green Belt. The application will need to come forward with a supporting statement to justify any exception for development within the Green Belt.

b) the design, layout are acceptable within the character of the area;

A detailed application will be submitted for the proposals including details of landscaping. Any landscaping proposals will need to minimise the impact of the proposals on the Green Belt. The applicant is required to submit a Design and Access Statement with the application.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

The key access consideration will be the relocation of the link road between Calder Road and Riccarton Mains Road. A full design of the new road will need to be brought forward within the application.

d) there are any other environmental factors that require consideration.

The applicants will be required to submit sufficient information to demonstrate that the site is capable of being developed for the park and ride extension. In order to support the application the following supporting documents will be submitted:

- surface water management plan/SUDS
- landscaping strategy.

5. Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

6. Recommendations

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

John Bury
Head of Planning

Appendices	1. Location Plan
Contact/tel/Email	Elaine Robertson
Wards affected	Pentland Hills
Background Papers	

