

**Development Management Sub-Committee
1 August 2012**

Report by the Head of Planning on a Forthcoming Application by Places for People Developments for Residential Development of Colony Housing and Flats Including Roads, Landscaping and Pedestrian Connections, at 52 Albion Road, Edinburgh (Land 137 Metres South Of), 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.

Carol Campbell
Acting Head of Legal and Administrative Services

REPORT ON FORTHCOMING APPLICATION by PLACES FOR PEOPLE DEVELOPMENTS for residential development of colony housing and flats including roads, landscaping and pedestrian connections, at LAND 137 METRES SOUTH OF 52 ALBION 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 137 metres south of 52 Albion 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 a residential development of colony housing and flats including roads, landscaping and pedestrian connections at a site at land 137 metres south of 52 Albion Road, Edinburgh. The site is allocated for housing in the Edinburgh City Local Plan (ECLP). A pedestrian/ cycle route connection is identified through the site in the ECLP and there are transport safeguards on the adjoining railway land, allowing for cycle/ footpath connections or future rail reinstatement. The retail park to the south is an identified Commercial Centre.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice (PAN) on 27 June 2012 (reference 12/02276/PAN).

3. The Site and the Proposal

Site Description

The site is triangular in shape and extends to approximately 2.5 ha. Due to the presence of existing/ former railway uses on three sides to the north, south west and south east, the land is currently vacant and has had no recent uses. There are existing residential areas to the north, north west and south west and there is an

existing retail park adjacent to London Road to the south containing a range of shopping facilities including a supermarket.

The existing freight railway corridor which lies in a cutting to the north of the site is currently in limited use in connection with the Powderhall waste transfer facility. There is a variety of recently completed flatted housing developments of up to eight storeys on land to the north and north east. Part of that development relates to the wider Lochend Butterfly housing development of which this site forms part. The northern Lochend Butterfly site wraps around Lochend Park which is situated to the north east.

The site is accessed via an existing road bridge over the freight railway which connects the site to Hawkhill Avenue and Albion Road to the north and north west. These roads provide access to Easter Road and to the wider road network.

Site History

Various detailed applications for residential development have previously been consented or are minded to grant on the site. The most recent minded to grant proposal was for a total of 214 units (reference 08/01641/FUL). The legal agreement for that application has yet to be concluded. A previous consent for 200 residential units granted in October 2004 (reference 03/02271/FUL) has been partly implemented, with a road bridge to the north having been constructed.

The site relates to the wider Lochend Butterfly housing site to the north. A concluded legal agreement for the wider development including this site identifies that affordable housing is to be delivered in the northern part of the housing development, thereby removing this as a requirement for the southern site. The affordable housing provision in the form of 126 affordable units is currently being built out following detailed consent for that part of the development granted on 27 October 2011 (reference 11/01708/FUL). The legal agreement makes provision for education and transport improvements contributions including securing money for the delivery of a future pedestrian connection to be formed with Moray Park Terrace to the south east.

Description of the Proposal

The application will be for detailed permission and is likely to include a combination of flatted and terraced housing including colony housing and is expected to be of a broadly similar density to that which was previously consented for the site.

Community Consultation

The Proposal of Application Notice (reference 12/02276/PAN) outlined details of two public exhibitions to be held at the local library and community centre with the potential for additional presentations to the Community Council and Neighbourhood Partnership. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation report (PAC).

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 Edinburgh City Local Plan (ECLP) as part of a wider site identified for residential development. The capacity within the Local Plan is estimated at approximately 356 residential units. However previous consents based on an overall master plan have increased the total capacity to around 570 units with capacity within the southern site of around 210 units. The proposed pedestrian/ cycle connections would potentially be in line with the transport safeguards included in the ECLP.

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

The application is likely to come forward as a detailed planning application. At this stage there have been some indicative details on the layout of the proposals for information but not for assessment. The applicant is required to submit a Design and Access Statement with the application. This will include a sun and daylight assessment for the existing and proposed properties, a detailed waste strategy and additional information demonstrating how community safety will be achieved.

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

The applicants have indicated that a single vehicular access would be provided to the site from Albion Road/ Hawkhill Avenue to the north. The potential for further vehicular accesses is restricted due to the presence of the existing and former railway lines and associated level differences and surrounding existing development.

Pedestrian connections would be promoted as part of the development connecting to the existing Council owned Crawford Bridge to the North West and to Moray Park Terrace to the South East. Detailed information regarding the suitability of those connections will be required in the form of detailed drawings and sections and details of relevant discussions with Network Rail.

The potential for safeguarding a future pedestrian/ cycle access to Rossie Place to the South West and future connections to the adjoining railway lines which may form pedestrian/ cycle corridors will also be considered. The application will be supported by a Transport Statement which will address the impact of the proposals on the local road network. As the development is likely to be laid out in accordance with designing streets, a Quality Audit will be required.

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

The site lies in close proximity to the existing freight railway corridor to the north and the service yard for the retail park to the south. The applicants will submit sufficient information to demonstrate that the development, in context with the previously consented development proposals, will be acceptable from an amenity and noise perspective. The impact of the development on the Council's Key Views, and impacts on existing trees and habitats will also require to be demonstrated. In order to support the application the following supporting documents will be submitted:

- Noise assessment;
- Visual assessment demonstrating the impact of the development on views to and from Lochend Park, Arthur's Seat and Carlton Hill.
- Tree Survey;
- Ecology Survey;
- Landscape strategy;
- Flood risk assessment;
- Surface water management plan/SUDS;
- Sustainability statement.

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 and Building Standards

Appendices	1. Location Plan
Contact/tel/Email	Hamish Bell/ tel. 01315293143/ E-mail hamish.bell2@edinburgh.gov.uk
Wards affected	Ward 14 – Craigentenny and Duddingston
Background Papers	N/A

