

**Planning Permission 12/02756/FUL
at
Land 38 Metres Northeast Of 16
Greendykes Road
Edinburgh**

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

1 Purpose of report

To consider application 12/02756/FUL, submitted by City Of Edinburgh Council. The application is for: **Relocation of proposed access road to site and amended drainage details**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The proposal site is an area of land designated as Open Space which lies approximately 38m north east of Wauchope House, 16 Greendykes Road. The route of the proposed access road runs from the approved district heating system, located on land previously used as a playground, in a north/south direction and meets Niddrie House Avenue approximately 25 metres east of its junction with Greendykes Road.

Site History

20 July 2011 - Application granted for the erection of a single storey building with brick/block metal profiled roof (all insulated) to provide a secure enclosure for a district heating system (11/01233/FUL).

05 September 2011 - Non-material variation granted to amend route taken by access road (11/01233/VARY).

Pre-Application Process

Pre-application discussions were undertaken.

Description Of The Proposal

The proposal is to amend the route of the access road to the approved district heating system, forming a permanent road with a kerb to kerb width of 4800mm and a 1200mm wide pavement. The proposed road will create a new junction onto Niddrie House Avenue and run for approximately 38m to the energy centre building to the south. It will be made up of well compacted layers of Type 1 Hardcore to a depth of approximately 350mm and laid on a layer of Geotextile, to Road Construction Consent standards.

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 proposal is acceptable in principle;
 - b) the proposal will have a detrimental impact on pedestrian or road safety;
and
 - c) the proposal will have an adverse impact on archaeological remains.
- a) The proposal will occupy a small part of a larger area which is designated as Open Space. The loss of this area of open space would have no significant impact on the character of the local environment or on local amenity. It constitutes a small portion of the open space serving the neighbourhood. Furthermore, the development will have no detrimental impact on biodiversity. No tree removal is proposed and it is for an access road to a development with a community purpose, the benefits of which will outweigh the loss of open space.

In these circumstances, given the nature and scale of the development proposal, a local alternative equivalent provision or improvement to an existing public park or open space is not necessary.

The proposal is acceptable in principle provided that it is in accordance with other relevant policies of the Edinburgh City Local Plan.

b) A consultation response from Transport Planning raised no concerns regarding pedestrian or road safety. The proposal will not have a detrimental impact on pedestrian or road safety.

c) The Council's Archaeological Officer has indicated that the site is an area of archaeological importance. It is therefore recommended that if approved the works should be subject to the following condition:

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (protection, excavation, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

Subject to the recommended condition there will be no detrimental impact on archaeological remains.

In conclusion, the proposal complies with the development plan. The loss of the Open Space is acceptable in this instance as the site forms a small portion of a large area of open space, and because the proposal is in connection with a development with a community purpose, the benefits of which will outweigh the loss of open space. The proposal will not have a detrimental impact on pedestrian or road safety.

As the Council is the land owner, it has an interest in the application and a Committee decision is required.

It is recommended that the Committee approves this application subject to the recommended archaeological condition.

REASON FOR DECISION

The proposal is in accordance with the Edinburgh City Local Plan. The loss of the Open Space is acceptable in this instance as the site forms a small portion of a large area of open space, and because the proposal is in connection with a development with a community purpose, the benefits of which will outweigh the loss of open space. The proposal will not have a detrimental impact on pedestrian or road safety, or on archaeological remains subject to a condition which will safeguard any archaeological interest.

John Bury
Head of Planning & Building Standards

Contact/tel	Colin Bryans on 0131 529 4279
Ward affected	A17 - Portobello/Craigmillar
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	13 August 2012
Drawing numbers/ Scheme	01,02,03,04A Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Paul Devaney, 0131 529 3911, paul.devaney@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.

Appendix A



Application Type Planning Permission
Application Address: Land 38 Metres Northeast Of 16
Greendykes Road
Edinburgh

Proposal: Relocation of proposed access road to site and amended
drainage details

Reference No: 12/02756/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning

No objections.

Archaeology

It is recommended that the above programmes of archaeological work are secured using the following condition;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (protection, excavation, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

Representations

None.

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 site is located in an urban area and within an area of open space, as designated by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Tra 12 (New Roads) safeguards identified routes for new roads at Leith Docks and Newcraighall and identifies the circumstances in which new road space will be permitted elsewhere.

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

Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

Policy Inf 4 (Renewable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy generation.

Appendix B



Application Type Planning Permission
Application Address: Land 38 Metres Northeast Of 16
Greendykes Road
Edinburgh

Proposal: Relocation of proposed access road to site and amended drainage details

Reference No: 12/02756/FUL

Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

Conditions:-

1. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (protection, excavation, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

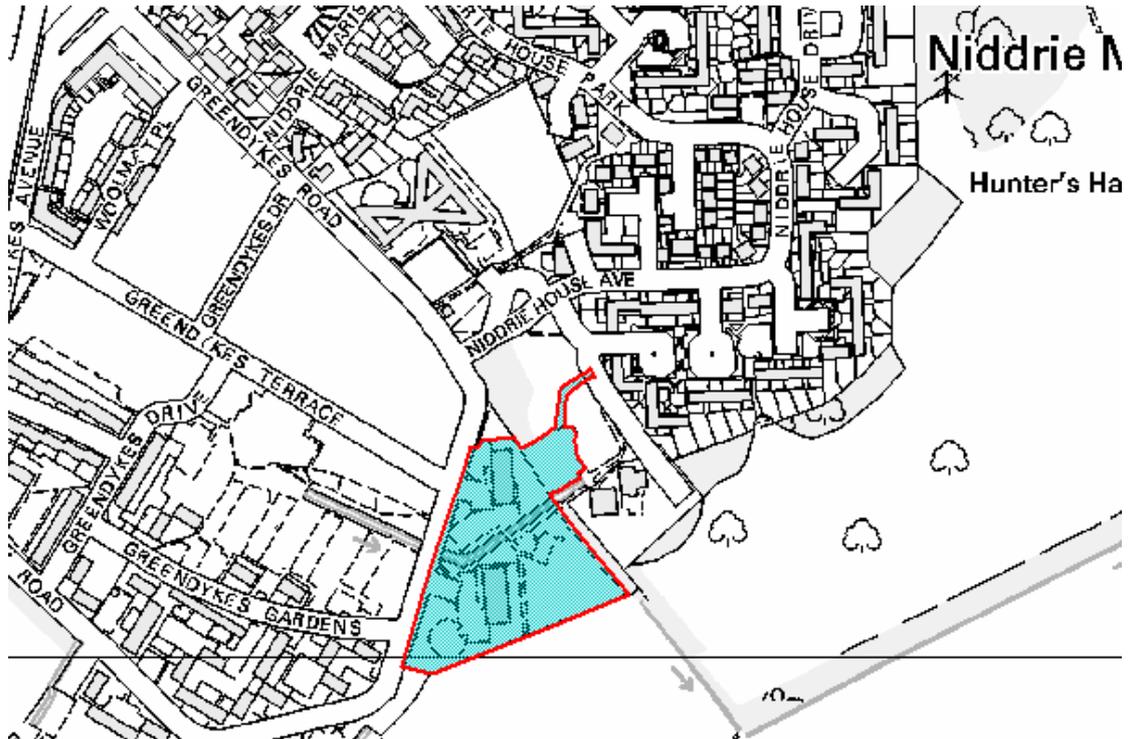
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Appendix C

Application Type Planning Permission

Proposal: Relocation of proposed access road to site and amended drainage details

Reference No: 12/02756/FUL



Location Plan

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