

## **REPORT ON FORTHCOMING APPLICATION by Hillcrest Housing Association Ltd for residential development at 4 Seafield Street, Edinburgh.**

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### **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 4 Seafield Street, 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 at a site at 4 Seafield Street. The site is within the Urban Area and designated as a site suitable for Housing as shown on the Edinburgh City Local Plan Proposals Map.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 4 September 2012.

#### **3. The Site and the Proposal**

##### **Site Description**

The site comprises the former Eastern General Hospital complex, extending to approximately 2.46 hectares in size.

All but three of the previous buildings have been demolished. The remaining buildings are listed including the chapel (C(s)), the matron's house (C(s)), and the administration block (B). A large proportion of the administration building has been demolished following fire damage. The foundations of this building remain with some of the stonework retained in containers on site.

The site is separated from an existing residential area by embankments and a public walkway along a former railway line to the north. To the west lie a number of residential properties, recently constructed and forming part of Fleming Place. To the

north east sits Findlay House Care Home and to the south east Craigentenny Golf Course.

Dense vegetation borders the site to the north and south.

### **Site History**

12 April 2007 – Consent granted for outline consent to erect residential units, a residential and daycare facility and a new vehicular access from Findlay Gardens. The application was subject to a legal agreement and conditions reserving matters such as siting, design, external appearance, parking and access, cycle parking, density and waste management. Reference 05/02728/OUT.

13 June 2007 – Planning Committee approved an addendum to 05/02728/OUT which sought approval for the discharge of Condition 1 attached to the consent relating to a design framework master plan.

4 September 2008 – Reserved matters approved for the erection of 60 flatted units in 7 blocks, 4 reprovision houses and a dementia care unit. Reference 08/00458/REM.

26 September 2008 – Planning permission granted for the erection of a 60 bed residential care home, located on adjoining land to the south. Reference 08/02624/REM.

1 October 2008 – Listed building consent granted for the part demolition of the front façade of the administration building and full demolition of the remainder of the building following fire damage. Reference 08/01753/LBC.

### **Description of the Proposal**

Detailed permission will be sought for residential development. At this stage only indicative proposals have been prepared consisting of approximately 154 residential units set out in flatted blocks with associated surface car parking and open space.

It is envisaged that the existing access from the Seafield Street will be utilised, with a further link provided from Fleming Place.

Committee should note that draft proposals for the site were presented to and considered by the Urban Design Panel on 22 August 2012. A brief summary of the Panels comments has been passed to the applicant.

### **Community Consultation**

The Proposal of Application Notice (ref 12/03177/PAN) outlined an open exhibition to be held at the Seagrove Centre on 9 October 2012 and 10 October 2012 between 16.30 and 19.30.

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 Edinburgh City Local Plan as a site for Housing. The capacity within the Local Plan is estimated at 274 residential units, with 64 of those units currently accommodated in the adjoining site.

The site is not located within a designated area within the Local Plan but is bound to the north by a Local Nature Conservation Site.

Policy Hou 1 – Housing Development, considers that housing development will be permitted on sites listed in Table 6.1 and shown on the Proposals Map contained within the Edinburgh City Local Plan.

Proposals should comply with Policy Hou 4 – Density and Hou 3 – Private Open Space to ensure that an attractive residential environment is created, safeguarding the living conditions of prospective and nearby occupiers.

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

The application is likely to come forward as an application for Planning Permission in principle. At this stage there have been some indicative details on the layout of the proposals for information but not for assessment. The applicant will be required to submit details of the design and layout of the development taking into account the topography of the site, scale, access and the surrounding uses.

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 applicants have indicated that the preference is for a main access into the site from Seafield Street with a secondary access being explored from Fleming Place. If two accesses are brought forward it is not expected that a through route will be permitted. Pedestrian access to the site will need to be considered.

The application will be supported by a Transport Assessment which will address the impact of the proposals on the local road network. Compliance with the Council's standards of parking and access will be assessed as part of the proposals.

**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 intended use. In order to support the application the following documents will be submitted:

- transport assessment;
- flood risk assessment;
- surface water management plan/SUDS
- air quality impact assessment;
- site investigation (contamination);
- tree survey and constraints Plan;
- detailed landscape plan and planting schedule;
- bat survey;
- sustainability statement; and
- archaeology survey.

## 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 notes the key issues at this stage and advises of any other issue.

**John Bury**  
Head of Planning and Building Standards

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Appendices	1. Location Plan
Contact/tel/Email	Ross Middleton/ 0131 529 6127 / ross.middleton@edinburgh.gov.uk
Wards affected	14 – Craigtinny/Duddingston
Background Papers	

