

Development Management Sub Committee

Wednesday 17 April 2013

REPORT ON FORTHCOMING APPLICATION by CALA MANAGEMENT LTD FOR PROPOSED RESIDENTIAL DEVELOPMENT, INCLUDING DEMOLITION OF EXISTING BUILDINGS AT CRAIGPARK Quarry, 1 CRAIGPARK, RATHO

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David R. Leslie

Acting Head of Planning and Building Standards

Contact: Carla Parkes, Senior Planning Officer

E-mail: carla.parkes@edinburgh.gov.uk | Tel: 0131 529 3925

REPORT ON FORTHCOMING APPLICATION by CALA MANAGEMENT LTD FOR PROPOSED RESIDENTIAL DEVELOPMENT, INCLUDING DEMOLITION OF EXISTING BUILDINGS

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a proposed residential development, at the site of the former Craigpark Quarry, in Ratho.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 19 February 2013.

Recommendations

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

Financial impact

There are no financial implications for the Council.

Equalities impact

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

A sustainability statement will need to be submitted with the application.

Community consultation

The Proposal of Application Notice (reference 13/00481/PAN) outlined a public exhibition to be held on 28 February 2013, between 4pm and 8pm, at Balerno Community Centre. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading / external references

- **To view details of the application go to**
- [Planning and Building Standards online services](#)

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1. Background

1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major residential development, at the site of the former Craigpark Quarry, in Ratho.

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

1.2 Site description

The application site is located on the western edge of the village of Ratho, to the south of the Clyde Canal and Edinburgh International Climbing Centre. The proposed development is situated to the north east of the disused Quarry, which is currently in the process of being infilled to form a new country park.

1.3 Site History

Planning permission was granted to erect 117 houses and restore the site of the disused quarry to the south west for public amenity uses on 14/8/2009 (ref; 05/01229/FUL). This planning consent was subject to a legal agreement, requiring amongst other matters the implementation of a phased restoration programme and an approved landscape management plan. The approved restoration works at this site are currently under progress.

2. Main report

2.0 Description of the Proposal

The proposal is for the redesign of the residential element of the development approved under application ref: 05/01229/FUL, at the same site. The country park will continue to be developed in accordance with the previously consented scheme. Although no detailed layout plans are available at this stage, the indicative layout identifies the retention of key tree belts and provision of new belts of trees to separate layers of development on this sloping site. Vehicular access would be from the same point on Wilkieston Road, as previously approved.

2.2 Key Issues

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

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

The site is designated as a Strategic Housing Allocation Proposal in the Rural West Edinburgh Local Plan. The proposal for a residential development complies with the local plan designation and with relevant development plan policy. Furthermore, the existing planning permission for residential use has already commenced, in terms of the associated restoration scheme. The principle of the proposed residential use therefore accords with both development plan policy and the terms of the existing planning consent.

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

Although no detailed design scheme has been included at this stage, the indicative layout illustrates a sequence of housing zones set within the existing topography and landscaping on this sloping site. The proposed landscaping and open space framework also reflect that of the previously approved scheme. These principles generally accord with the provisions of relevant development plan policy and associated guidance. A design and access statement will be required in association with the relevant planning application.

The proposals should have regard to the design policies within the Edinburgh City Local Plan and the Draft Guidance on Design.

c) there are any environmental or landscape issues associated with the proposals;

An Environmental Impact Assessment was carried out for the original application. Any forthcoming proposal would require to be screened once sufficient details are available, to establish whether an update to the previous statement will be required.

An update on the Tree Survey and Habitat Management Plan, carried out in respect of the previous application, would be required in association with the current scheme. The section 75 agreement under the existing planning consent may also need to be amended to take account of any updates to the Landscape Management Plan and phasing statement associated with these proposals.

The provisions under the existing planning consent, in relation to the protection of archaeological important sites including the historic walled garden and farm buildings, would require to be reviewed under the proposed application. An update to the watching brief required under the 2005 application, as well as additional excavations and a mitigation strategy are likely to be required as part of any further planning permission. Such requirements would include the re-use of the stone taken from the decorative gateways in the ornamental gardens in the proposed landscaping scheme.

d) there are any other environmental considerations;

The applicant will also be required to submit sufficient information to demonstrate that the revised housing development for this site would have no adverse impact on flood prevention or air quality in the area and that ground conditions are suitable for residential development. An updated ecological assessment would also be required in order to establish the impact of the proposals on any protected species.

In order to support the application the following supporting documents will be submitted:

- updated flood risk assessment;
- air quality assessment (this requirement is dependant on whether or not the approved blasting programme at this site has been completed) ;
- updated site investigation (contamination); and
- updated surface water management plan/SUDS.

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

The proposal to utilise the existing vehicular access from Wilkieston Road to access the development remains acceptable in principle. However, an updated Traffic Impact Assessment will be required in relation to the dispersal of site traffic from the proposed junction on Wilkieston Road.

Although no detailed internal road layout has been submitted, the developer has indicated their intention to use a simple street pattern which follows the site's contours. These proposals are similar to those used under the previously approved scheme and are generally acceptable in terms of road safety. The proposed layout will have to conform with the current parking standards and guidelines on Designing for Streets. The previous requirement for the provision of a bus turning circle at the site will remain.

An update to the previous section 75 agreement may also be required in order to reassess the appropriate level of contributions towards junction improvements and the proposed cycle link across the Union Canal in the light of ongoing network improvements and lapse of time since the original contributions were sought.

f) infrastructural considerations;

A contribution towards local primary school educational provision may be required as part of a review of the existing section 75 agreement .

g) sustainability;

The proposed development would be required to meet with current sustainability standards.

2.3 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 applications are received, and consultees and the public have the opportunity to comment.

3. Recommendations

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

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Acting Head of Planning and Building Standards

Appendix 1

Location Plan



