

# Development Management Sub Committee

Wednesday 11 September 2013

**Application for Planning Permission 13/00383/FUL  
At Land 17 Metres North Of 100, Morvenside, Edinburgh  
Provision of 8 No new residential craft moorings and  
installation of associated storage huts, refuse storage area,  
security fencing and landscape works on the Union Canal at  
Wester Hailes (west site), Edinburgh.**

Item number	4.5
Report number	
Wards	A07 - Sighthill/Gorgie

## Links

<a href="#">Policies and guidance for this application</a>	LPC, CITD9, CITE8, CITE15, CITD1, CITD3, CITOS1, CITT4, OTH, DEVECS,
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# Executive summary

## **Application for Planning Permission 13/00383/FUL At Land 17 Metres North Of 100, Morvenside, Edinburgh Provision of 8 No new residential craft moorings and installation of associated storage huts, refuse storage area, security fencing and landscape works on the Union Canal at Wester Hailes (west site), Edinburgh.**

### Summary

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The proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the area, and the setting of the scheduled ancient monument and would not prejudice residential amenity, road safety or any protected species. There are no material considerations which outweigh this conclusion.

### Recommendations

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It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

### Financial impact

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There are no financial implications to the Council.

### Equalities impact

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The application has been assessed and has no impact in terms of equalities or human rights.

### Sustainability impact

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This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

### Consultation and engagement

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#### **Pre-Application Process**

The application was subject to pre-application advice in relation to the information that would be required to accompany the application.

## Publicity summary of representations and Community Council comments

The application was advertised on 22 February 2013. One letter of representation has been received from a neighbouring resident, objecting to the proposal. The letter of representation raised the following material issue:

- increased pressure on on-street parking in Morvenside

A full assessment of the representation can be found in the main report in the assessment section.

## Background reading / external references

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

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### **1. Background**

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#### **1.1 Site description**

The application site is a stretch of a steeply sloping embankment (185m long) which forms part of the southern towpath of the Union Canal and incorporates the existing youth centre and associated car park site to its south. An existing steel storage container is located on the west side of the car park.

The site is to the west of the Wester Hailes Road flyover.

Residential properties are located to the south of the site. To the north of the canal is the Wester Hailes Education Centre.

The Union Canal is a scheduled ancient monument.

#### **1.2 Site History**

There is no relevant planning history for this site.

### **2. Main report**

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#### **2.1 Description Of The Proposal**

It is proposed to form a 185m long by 1.5m wide cantilevered timber walkway to house eight residential craft moorings along the embankment. The walkway will have service bollards at 40 metre centres, providing electricity and water, and mooring rings at eight metre centres.

Access to the walkway will be via two sets of timber steps located towards the western and eastern end of the walkway. A gated access will be provided at the top of the steps.

The set of steps at the western end of the walkway will lead up to a secure enclosure which will house four storage huts and a bin store and the existing car park area for the youth centre where seven spaces are provided.

The means of enclosure around the secure enclosure will be a two metre high flat panel fence of a wire and mesh design.

The storage huts will be of a simple dual pitched roof design with a recessed frontage. The hut will have a painted timber clad finish to the walls and a red cedar shingle roof. The hut will be approximately 2.2m from ground level to eaves and 3.13m from ground level to the roof ridge.

The bins will be located within an enclosed timber store within the secure enclosure. The bin enclosure will be 3.0m wide by 1.45m deep by 1.45m high.

The immediate area around the secured enclosure and existing steel container is to be landscaped. An extended footpath link is to be provided to the south of the landscaped area.

The applicant has submitted a Design Statement and Ecology Report in support of the proposal. These are available to view at Planning and Building Standards Online Services.

## **2.2 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?

## **2.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the proposal will have an adverse effect on the character and appearance of the area, or the setting of the scheduled ancient monument;
- c) the proposal has any implications for any protected species;
- d) the proposal will have an adverse effect on neighbouring residential amenity;
- e) the proposal raises any implications for road safety;
- f) the proposal raises any equalities or human rights issues; and
- g) representations raise issues to be addressed.

### **a) Principle**

The proposal is for the provision of facilities to allow residential moorings along the embankment. The specific application site is identified in The Edinburgh Canal Strategy as having potential for paddle sports activities and visitor moorings partly due to proximity to youth centre which is due to be relocated. The Canal Strategy generally supports residential moorings in the Wester Hailes Canal Hub and therefore the proposed location is appropriate.

The proposal encourages the active use of the canal and enhances facilities for living on the water and the landscape interest of the margins of the canal. The principle of the development is acceptable.

b) Character and Appearance, Setting of Scheduled Monument

The proposal encourages a greater use of the canal and will largely maintain the character and appearance of the waterway. The associated facilities are low key and appropriate in terms of design and materials. Historic Scotland (Scheduled Monuments) has minded to grant scheduled monument consent for the proposed works.

The proposal will result in the loss of open space. However, the amount lost is minimal and required to provide access steps to the pontoon at the eastern end of the site. The proposal is for the improvement of access and facilities for the Union Canal and therefore, the minimal loss of open space will have no significant impact on the quality or character of the local environment, the wider open space that it forms part of or its biodiversity value. In addition, the proposal brings benefits to the local community. The proposal complies with policy Os 1 of the Edinburgh City Local Plan in relation to open space protection.

The proposal will not have an adverse effect on the character and appearance of the area or the setting of the scheduled ancient monument.

c) Protected Species

The ecology report did not identify the presence of any protected species.

d) Residential Amenity

The proposal is not one that is likely to adversely affect neighbouring residential amenity. Notwithstanding this, the car park and storage hut area is the most likely source should any issues arise. However, the nearest residential properties are approximately twenty-five metres away.

Given the degree of separation and the likely impacts of the proposed use the proposal will not adversely affect neighbouring residential amenity.

e) Road Safety

Scottish Canals advise that the level of car ownership amongst those who choose to reside on the water is low and whilst there is no provision for cycle storage, Transport advise that the parking provision is adequate and has no objections to the proposal.

f) Equalities and Human Rights

The proposal raises no equalities or human rights issues.

g) Representations

## Material representations

Increased pressure on on-street parking in Morvenside. This is assessed in section e. The proposal complies with the parking standards and the low level of car use envisaged will not have a detrimental impact on the surrounding area.

As the Council owns part of the land, a Committee decision is required.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the area and the setting of the scheduled ancient monument and would not prejudice residential amenity, road safety or any protected species. There are no material considerations which outweigh this conclusion.

## 3. Recommendations

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**3.1** It is recommended that this application be Granted subject to the details below

### **3.2 Conditions/reasons**

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site.

#### **Reasons:-**

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

#### **Informatives**

It should be noted that:

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

2. 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.

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.

## **Statutory Development Plan Provision**

The application site forms part of the Union Canal, a

Scheduled Ancient Monument and is identified as being Open Space and a Local Nature Conservation Site in the Edinburgh City Local Plan.

**Date registered** 8 February 2013

**Drawing numbers/Scheme** 01-07,  
Scheme 1

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Acting Head of Planning and Building Standards

## Links - Policies

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### **Relevant Policies:**

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 9 (Waterside Development) sets criteria for assessing development on sites on the coastal edge or adjoining a watercourse.

Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

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

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

#### **Other Relevant policy guidance**

The Edinburgh Union Canal Strategy sets out planning and design principles on which development opportunities and improvements on and alongside the canal should be based.

# Appendix 1

## Consultations

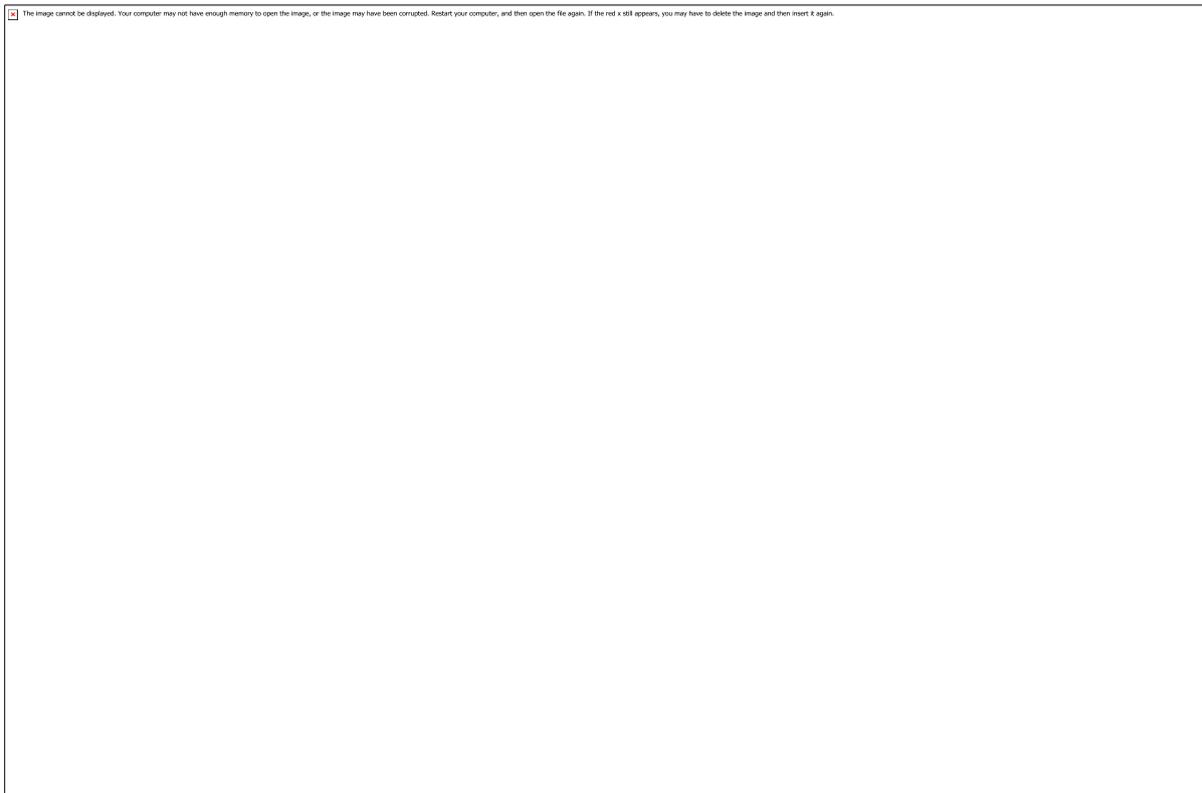
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### Transport Planning

*No objections to the application as seven parking spaces are being provided adjacent to the site.*

## Location Plan

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