

REPORT ON FORTHCOMING APPLICATION by Mactaggart & Mickel (Homes) Ltd. for a residentially-led mixed use development including a new primary school, retail/commercial uses, access, parking and landscaping on land to the west of 10 Gilmerton Station Road, Edinburgh

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major residentially-led mixed use development including a new primary school, retail/commercial uses, access, parking and landscaping on land to the west of 10 Gilmerton Station Road, Gilmerton.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 28 June 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 be submitted with the application.

Community consultation

The Proposal of Application Notice (reference 13/02545/PAN) outlines open days at Gilmerton Library on 4 September 2013 and 7 September 2013. However, the dates of the Community Consultation have been brought forward and final Community Consultation dates will need to be confirmed by the applicant. The results of the Community Consultation will be submitted with the applicant 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 development on land to the west of Gilmerton Station Road, Gilmerton. 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 development site is to the south east of Gilmerton. It has an area of 36.6 hectares. The land is undeveloped and is in use as predominantly agricultural land lying on the southern slopes of a ridgeline which extends between Burdiehouse and Edmonstone ridgeline. The site falls in level from the ridge down in a south easterly direction to Gilmerton Station Road. A section of the northwest part of the site is within the Gilmerton Conservation Area.

The site is bound by properties on Ravenscroft Gardens and Ravenscroft Place to the north west. South Farm is within the application site and consists of shed building and traditional steading buildings which front Ravenscroft Street. There are residential properties on Limefield and Drum Street to the north east. Gilmerton Station Road runs along the south eastern site boundary. There are mainly commercial premises to the south on the opposite side of Gilmerton Station Road. There are agricultural fields to the west and south west of the site.

1.3 Site History

There is no planning history for this site.

2. Main report

2.1 Description of the Proposal

The proposed development will be for an application in principle for a residential development and will include a new primary school, retail and commercial uses, access, parking and landscaping.

No details have been submitted at this stage. The applicant has indicated that there would be a Development Framework Document submitted with the application and this would show access points, indicative layout, density, phasing, development footprint, landscaping and SUDS areas.

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 Edinburgh City Local Plan was adopted in January 2010. Within that Plan the majority of the site submitted with the PAN is allocated as Green Belt. Part of the site is within the Urban Area and this falls within the Gilmerton Conservation Area.

The Council's Proposed Local Development Plan (LDP) dated March 2013, allocates a proportion of the site as Housing Site 24. This part of the site includes school site SCH7 for provision of a new primary school. More than half of the remainder of the site is within the Edinburgh Green Belt. Part of the site is within the Urban Area and this area is also within the Gilmerton Conservation Area.

The application, if submitted prior to the LDP adoption, will be considered against the current development plan and material considerations which include the proposed LDP, representations to the proposed LDP and housing land supply issues.

Committee will need to consider whether the principle of allowing housing and associated uses at the site on an area of Green Belt and on a designated housing site prior to adoption of the LDP is acceptable.

b) The design, layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The application will be submitted as an application in principle. Committee needs to consider whether the development of the site would give rise to significant cumulative effects on the character and diversity of the landscape, or visual amenity. If accepted in principle prior to the adoption of the LDP, the design principles of the site brief for Gilmerton should be incorporated into proposals. Proposals should be consistent with the aims of the Gilmerton Conservation Area Character Appraisal. The retention of the existing standing buildings should be a consideration.

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

The proposals should have regards to the transport policy within the City of Edinburgh application and this would include a Public Transport Accessibility Stage 1/Quality Audit.

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 accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents will be submitted;

- Air quality report;
- Noise assessment
- Floodlighting assessment;
- Contaminated land assessment;
- Transport information including a Public Transport Accessibility Stage 1/Quality Audit
- Flood Risk Assessment
- Surface Water management Plan
- Planning Statement
- Desk based Archaeological assessment
- Landscape and visual assessment, and Landscape Strategy;
- Tree survey and constraints plan; and
- A Sustainability Statement.

A Retail Impact Assessment may be required depending on the proposed site of the retail store.

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.

David R. Leslie

Acting Head of Planning and Building Standards

Appendix 1

Location Plan

