

Development Management Sub Committee

Wednesday 6 November 2013

Application for Approval of Matters Specified in Conds 13/01151/AMC

At Land At, Greendykes Road, Edinburgh

Approval of matters specified in conditions of application
07/01644/OUT in respect of condition 1a finalising layout,
elevations and landscaping treatments.

Item number	4.3
Report number	
Wards	A17 - Portobello/Craigmillar

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD2, CITD3, CITD4, CITD5, CITD6,
CITD8, CITE9, CITE12, CITE10, CITOS3, CITH1,
CITH2, CITH3, CITH4, CITH7, CITT4, CITT5, CITT6,
NSG, NSGCDF, NSGD02, NSESBB, NSMDV, NSP,

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Executive summary

Application for Approval of Matters Specified in Conds 13/01151/AMC At Land At, Greendykes Road, Edinburgh Approval of matters specified in conditions of application 07/01644/OUT in respect of condition 1a finalising layout, elevations and landscaping treatments.

Summary

The proposal complies with the development plan. The minor infringement of the Craigmillar Urban Design Framework and Edinburgh Design Guidance, relating to design (direct access from ground floor flats to communal garden), is justified in this instance due to overall acceptability of the design and the quality landscape setting to be provided. The landscaping will be of a good quality and will provide an appropriate setting on a site located on the edge of the green belt and countryside. The layout is acceptable and conforms with the Craigmillar Urban Design Framework regarding the hierarchy of streets and connectivity to adjacent sites, the countryside and the future parkland. The amenity of neighbours will not be adversely affected and future occupants will have an acceptable level of amenity. The proposed development will be sustainable and there are no expected equalities or human rights issues.

Recommendations

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

Financial impact

A legal agreement has been secured for the site under planning permission 07/01644/OUT and was signed on 9 July 2010.

Equalities impact

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

Sustainability impact

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

There is no pre-application process history.

Publicity summary of representations and Community Council comments

The application was advertised on 19 April 2013 and one letter of representation was received from The Cockburn Association. The letter of representation raised the following material issues:

- design; and
- density.

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 Site description

The 1.59ha site is former agricultural land in an area now being developed, mainly for housing. The application site is located on the southern edge of Greendykes, also known as new Greendykes or Greendykes South. It is next to the proposed main route through the site connecting The Wisp with the public transport link to Royal Infirmary of Edinburgh and then to Craigmillar. It was included in an outline planning permission (07/01644/OUT) and forms part (Site E) of the approved master plan area (12/01109/AMC). The site lies between the former medieval estates of Niddrie Marischal to the north east, Edmonstone to the south west and Craigmillar Castle to the north west. It is on the edge of the City and neighbours Midlothian.

1.2 Site History

22 July 2010 - Consent was granted in principle for up to 1000 residential units on a site to the north east (reference 07/01644/OUT);

23 August 2010 - Permission granted for restoration of Niddrie Burn, involving excavation of river corridor + associated engineering works at land adjacent to Greendykes Road Edinburgh (Reference: 08/02474/FUL);

2 April 2012 - Permission granted for a modification of the Planning Obligation (Reference: 13/00420/OBL);

26 October 2012 - Permission approved for residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking areas, cycle parking, walls, fences, landscaping, details of existing and finished floor levels, flood attenuation details (matters listed in conditions 3, 5 (i), (iii), (v) of planning consent 07/01644/OUT) on land to the north and east of the site (Reference:12/01109/AMC);

1 February 2013 - Permission granted for engineering works, re-grading of land and landscaping to facilitate new residential development associated with planning application reference 12/01109/AMC on land at Greendykes Road Edinburgh (Reference: 12/03189/FUL); and

26 October 2013 - Permission approved for matters specified in conditions at land at Greendykes Road Edinburgh (Reference: 12/01109/AMC).

Other relevant history:

21 February 2013 - Permission granted for residential development (Affordable Housing - 122 Units) (Amended to 126 units) on Land at Greendykes Road Edinburgh Greendykes Masterplan Area AH2 (Reference: 12/03665/AMC);

3 April 2013 - Proposal of Application Notice approved for residential development and ancillary uses and formation of community parkland at South East Wedge Development Site Old Dalkeith Road Edinburgh. (Reference: 13/00928/PAN);

18 April 2013 - Application submitted for residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC on Land At Greendykes Road Edinburgh (Reference: 13/01342/FUL);

8 August 2013 - Committee approved the Reviewed Craigmillar Urban Design Framework.

2. Main report

2.1 Description Of The Proposal

The application seeks approval for the detailed design of the proposed housing namely the design, height, elevations, materials, landscaping and layout as specified in conditions of consent for planning permission 07/01644/OUT.

The proposal is for 76 residential units in the form of 28 flats and 48 houses, with associated landscaping and parking. The proposal comprises 6 one-bedroom and 22 two bed-room flats, 9 two-bedroom terraced houses, 8 three bedroom terraced houses, 6 three bedroom semi-detached houses, 4 three bed detached houses and 21 four bed-room detached houses. The houses will be in a variety of styles. Each house will have its own front and back garden. Most of the detached houses will have integral garages and a driveway. The terraced houses will have a parking space and there will be a few detached garages.

The site will be bounded by roads on each side, in a block layout with houses facing onto the roads. A boulevard will be located on the east side of the site (already consented) and a street will run through the site in an east - west direction. This street will include semi-detached and detached housing.

The flats will be positioned on the eastern edge of the site at each corner of the site in an "L" shape and return into the side streets. The other edges of the site will consist mostly of detached houses. The flats will be three storeys high and the houses two-storeys high. Two rows of two storey high terraced housing will sit between the blocks of flats, fronting the boulevard i.e. main route through the Greendykes site. There will be communal garden areas to the rear of the flats and parking courts will also be located to the rear.

Landscaping will be provided in the public and semi-public/private areas. It will include grass, hedges, trees, shrubs and climbers.

Scheme 2 -

Changes to design features and landscaping are proposed in scheme 2. The finishing for the elevations now proposes a mixture of buff brick and render. The brick houses will be on the perimeter of the site and those with render will be in the inner part of the site. The flats will also include some render on the elevations. More windows will be installed in gables positioned at street corners. More trees and planting are proposed, particularly in the public areas. A small change to the rear gardens of the flats is proposed to provide outdoor space directly next to the block rather than the originally proposed shrub planting.

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 principle of development is acceptable;
- b) the proposed layout, design and landscaping are acceptable;
- c) the proposal will provide an acceptable level of amenity for future occupiers;
- d) the proposal meets sustainability criteria;
- e) there are any other considerations;
- f) the public comments have been taken into account; and
- g) the proposal has any equalities or human rights impacts.

a) Principle

The principle of residential development on this site has been established in planning permission 07/01644/OUT.

The principle of the proposal is acceptable.

b) Scale, design, materials and layout

The general layout has already been approved under permission 12/01109/AMC, the Greendykes Masterplan. It generally complied with the Craigmillar Urban Design Framework non-statutory guidance, originally published in 2005 and updated in August 2013.

The street layout will provide a hierarchy of streets which complies with the existing consent and the guidance in the Craigmillar Urban Design Guidance. Transport has no objections to the development and recommends conditions or informatives relating to access, Road Safety Audit, Quality Audit, approval of structural matters, public utility provision, adoptable areas details, bioretention and traffic orders. The proposed development will provide a strong edge on the east boundary of the application site fronting the boulevard, the main transport route through new Greendykes. The street layout will allow permeability through Greendykes to and from Craigmillar, Edinburgh and Midlothian and, thus, promoting connectivity and complying with Edinburgh City Local Plan.

Higher densities and heights along most of the primary route comply with the Masterplan and the Framework. The principle of lower densities and lower heights within the grid block has previously been established in Greendykes Masterplan, i.e. permission 12/01109/AMC. The proposed two storey houses along the edge of the development fronting onto the Green Belt also comply with the Masterplan. The site is not a city centre location nor in a densely built up area. The proposal will provide a gradual change in density from a built up area to open countryside. In this context, low density housing on the periphery with flats fronting the boulevard is appropriate. The Greendykes Masterplan indicated that, with the exception of the eastern edge of the site, the site would be mostly low density with some medium density.

The recently updated Craigmillar Urban Design Framework emphasises the role of high quality design for the area. Given its importance in contributing to the built environment on the edge of the City the expectation is for a high quality development incorporating good design, architecture and using quality materials.

The applicant has revised the scheme to use a bespoke architectural style. The finish will be consistent on the edges and introduce sections of render on the buildings within the block. This will contribute to creating a sense of place for the streets and the block and fits in with the aspirations of the Craigmillar Urban Design Framework (CUDF). Windows in the street corner gables, also a departure from the standard product of the applicant, will be installed. This will address the streets and contribute to a sense of place.

The flats will not have direct access from ground floor units to the street, although the blocks will be set in communal landscaped garden grounds and will have a usable area of open space to the rear of the blocks. In this context, this minor infringement of the Craigmillar Urban Design Framework is acceptable.

There is a restricted palette of materials with a variation in textures. The use of render will break up the brick elevations adding visual interest, particularly on the blocks of flats. The materials are acceptable.

Landscaping and boundary treatment are key components of the site. Glimpses of the inner parts of the development, such as the rear fences, will be seen from some views of the site, particularly as it rises upwards away from Greendykes and Craigmillar. The proposed boundary treatments are acceptable. The trees and shrubs proposed throughout the site will provide an appropriate landscape setting for the development and in particular the flatted blocks, car parking areas and corners of streets.

The proposed landscaping will together with other elements of the proposal contribute to creating a setting for a new place. It will set the tone of the relationship to neighbouring sites and be an important element in the quality of the public realm. It is appropriate for the application site and is acceptable.

The proposed layout, design and landscaping are acceptable.

c) Amenity

The houses will have private gardens and the flats will have communal/semi-private gardens. The overall green space within the site will be 30% which meets local plan policy.

The proposed development is near green space, such as Edmonstone Policies and the proposed Meadows between the west of Greendykes and the hospital. There is also Hunter's Hall Park and the Jack Kane Centre with its play areas and football pitches to the north east of the site. All of these are within walking distance of the site. It will also be near the Niddrie Burn restoration which will provide a green corridor along the river in this part of Craigmillar/Greendykes. The site forms part of a larger area of proposed residential development with links to parkland and three park areas within the Masterplan area.

The proposed residential units will have to meet current building standards and, therefore, a sufficient amount of internal living space shall be provided.

The proposal will provide an acceptable level of amenity for future occupiers.

d) Sustainability

The proposed development will contain low and zero carbon equipment through boiler specification, zone controls, weather compensator and heating specification.

The proposal is classed as a major development and has been assessed against Part B of the sustainability standards. The points achieved against the essential criteria are set out in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water Conservation	10	10
Section 3: Surface Water Run Off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	30
Total Points	80	80

The proposal meets the essential requirements of the Edinburgh Standard for Sustainable Buildings.

It is also proposed to incorporate desirable requirements such as meters to allow for future energy technology, water saving devices, e.g. dual flushing toilets, SUDs system, A-rated PVC-U and timber from a local source.

The drainage arrangements were dealt with in the approval of the Masterplan and SEPA has no objections to this application.

The proposal meets sustainability criteria.

e) Other considerations

The City's Curator of Archaeology has advised that the site is of archaeological significance and, hence, that mitigation measures will be required. Archaeology has been considered through the previous consents and, therefore, cannot be considered in this application.

The Council's Flood Prevention officer has advised that the more information is required to show how the development complies with the agreed surface water drainage system. This matter has also been considered through previous consents and, thus, cannot be considered in this application.

An informative shall be attached to this permission to remind the applicant of the requirement to comply with the conditions of the previous consents.

f) Public comments

Material representations

- Design

The Cockburn Association objects to the application on the grounds that the proposal is a generic low density development which fails to meet the standards of the Old and New Towns or compare well with modern European exemplars. It also felt that the urban design and the architecture did not draw creatively from the past and that the design was not adventurous or distinctive. This is addressed in assessment (b) above.

g) Equalities and Human Rights

It is not expected that the proposal will have any impact on equalities or human rights. The houses and ground floor flats will be level access. Affordable housing for the Greendykes Masterplan area has previously been approved.

CONCLUSION

The proposal complies with the development plan. The minor infringement of the Craigmillar Urban Design Framework and Edinburgh Design Guidance, relating to design (direct access from ground floor flats to communal garden), is justified in this instance due to overall acceptability of the design and the quality landscape setting to be provided. The landscaping will be of a good quality and will provide an appropriate landscape setting on a site located on the edge of the green belt and countryside. The layout is acceptable and conforms with the Craigmillar Urban Design Framework regarding the hierarchy of streets and connectivity to adjacent sites, the countryside and the future parkland. The amenity of neighbours will not be adversely affected and future occupants will have an acceptable level of amenity. The proposed development will be sustainable and there are no expected equalities or human rights issues. There are no other material considerations that outweigh this conclusion.

It is recommended Committee approves this application, subject to the condition and informatives attached.

3. Recommendations

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

3.2 Conditions/reasons

1. The approved site landscape scheme shall be implemented within six months of completion of the development and any plant stock which fails to survive for whatever reason within 5 years from implementation shall be replaced, to ensure its establishment in accordance with the approved landscape scheme.

2. Sample/s of the proposed shall be submitted to and approved in writing by the Planning Authority before work commences on site.

3. The development hereby permitted shall be commenced no later than the permission reference 07/01644/OUT dated 22 July or two years from the final approval of the remaining matters specified in conditions, whichever is later.

Reasons:-

1. In order to ensure that the approved landscaping works are properly established on site.

2. In order to enable the Head of Planning Authority to consider this/these matter/s in detail.

3. To comply with the Town and Country Planning Acts.

1. A Legal Agreement has been secured for the outline planning permission (07/01644/OUT) and signed on 9 July 2010.

2. Conditions attached to 07/01664/OUT and 12/01109/AMC apply to this permission.

3. All accesses must be open for use by the public in terms of the statutory definition of "road" and require to be the subject of applications for road construction consent. The applicant should note that as part of the road construction consent:

(a) a Stage 2 Road Safety Audit will be required;

(b) structural approvals may be required;

(c) public utility provision should be located so as not to obstruct access by pedestrians, vehicles and emergency service vehicles;

(d) the extent of adoptable roads to be identified and agreed by the Head of Transport, including footways, footpaths, accesses, cycle tracks, verges and service strips along with details of lighting, drainage, signs and markings, SUDs, bioretention, materials, bus stops / stances, structures, layout, design and specification and proposed improvements works. It is expected that the roads will be submitted for adoption by the Council in due course;

(e) any proposed bioretention to be subject to a trial and clear maintenance responsibilities and timescales identified.

4. Traffic orders may be required to control disabled parking spaces.

5. A Stage 2 Road Safety Audit is submitted in support of the Road Construction Consent application.

6. The applicant should be aware that new road names will be required for this development and they should be asked to discuss this with the Council's Street Naming and Numbering Team at an early opportunity. Street naming is likely to influence the progression of any necessary traffic regulation orders.

Statutory Development

Plan Provision

The application site forms part of Housing Site HSG5 identified in Edinburgh City Local Plan. It is adjacent to the Green Belt and near a Transport Safeguard.

Date registered

5 April 2013

Drawing numbers/Scheme

01A - 27A,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

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

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 8 (Urban Edge Development) sets criteria for assessing development on sites at the Green Belt boundary.

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 Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 10 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

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.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'The Craigmillar Urban Design Framework' sets out a vision and principles for development of the Craigmillar area.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

NSESBB Non-statutory guidelines Part B of 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Appendix 1

Consultations

Children and Families

No comments to make on the proposed modifications. The Section 75 Agreement relating to application 07/01644/OUT which set out the educational requirements is not affected this approval of reserved matters.

Environmental Assessment

The application for approval of matters specified in conditions relates to finalising the layout, elevations and landscaping treatments for the site. None of these issues are of concern to Environmental Assessment and therefore offer no objections to the application.

SEPA

The design matters being considered in this specific application do not raise any new issues for SEPA.

The Coal Authority

Thank you for your consultation letter of 17 April 2013 seeking the views of The Coal Authority on the above application for approval of matters specified in conditions of application 07/01644/OUT in respect of Condition 1A.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

The application site does fall within the defined Development High Risk Area. Records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth.

However, the condition to which this application is seeking approval is not directly relevant to coal mining issues. Therefore, The Coal Authority has no comments to make on this application for approval of matters specified by Condition 1A of planning permission 07/01644/OUT.

Having reviewed the Decision Notice, it is noted that Condition 6 of planning permission 07/01644/OUT requires the undertaking of site investigations prior to development. It is hoped that these site investigations include determining the level of risk associated with the legacy of past coal mining activity within the area to ensure that the site is, or can be made, safe and stable for the proposed development.

Please do not hesitate to contact me if you would like to discuss this matter further.

Transport Planning

First response 7 May 2013:

Transport has no objections to the proposed development in principle. However, there are a number of detailed matters which require to be addressed before a final response can be provided.

The matters to be considered are:

- 1. It is unclear as to the level of parking being provided. In addition, the layout and design of off-street parking is unclear;*
- 2. Traffic orders may be required to control waiting and loading and disabled parking spaces;*
- 3. Cycle and motor cycle parking design, numbers, location and specification to be to the satisfaction of the Head of Transport;*
- 4. A number of issues relating to the SUDS strategy remain to be resolved, particularly detailed design and maintenance responsibility;*
- 5. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The applicant should note that as part of the road construction consent:*
 - (a) structural approvals may be required;*
 - (b) public utility provision should be located so as not to obstruct access by pedestrians, vehicles and emergency service vehicles;*
 - (c) swept path analysis will be required to demonstrate sufficient space for refuse vehicles etc. to turn;*
 - (d) the extent of adoptable roads to be identified and agreed by the Head of Transport, including footways, footpaths, accesses, cycle tracks, verges and service strips along with details of lighting, drainage, signs and markings, SUDs, bioretention, materials, bus stops / stances, structures, layout, design and specification and proposed improvements works. It is expected that the roads will be submitted for adoption by the Council in due course;*
 - (e) any proposed bioretention to be subject to a trial and clear maintenance responsibilities identified in due course;*
- 6. The applicant should note that a Quality Audit, as set out in Designing Streets, is expected;*

Note:

- 1. The applicant should be aware that new road names will be required for this development and they should be asked to discuss this with the Council's Street Naming and Numbering Team at an early opportunity. Street naming is likely to influence the progression of traffic regulation orders;*
- 2. The scale of overall development is likely to mean that phased construction of roads is required. The applicant is asked to discuss the implications for road bonds etc. in due course. It is expected that all roads will require appropriate road bonds to be in place;*

Second response 24 September 2013:

I confirm that Transport has no objections to the proposed development subject to the following being included as conditions or informatives as appropriate:

1. *All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The applicant should note that as part of the road construction consent:*
 - (a) *a Stage 2 Road Safety Audit will be required;*
 - (b) *structural approvals may be required;*
 - (c) *public utility provision should be located so as not to obstruct access by pedestrians, vehicles and emergency service vehicles;*
 - (d) *the extent of adoptable roads to be identified and agreed by the Head of Transport, including footways, footpaths, accesses, cycle tracks, verges and service strips along with details of lighting, drainage, signs and markings, SUDs, bioretention, materials, bus stops / stances, structures, layout, design and specification and proposed improvements works. It is expected that the roads will be submitted for adoption by the Council in due course;*
 - (e) *any proposed bioretention to be subject to a trial and clear maintenance responsibilities and timescales identified;*

2. *Traffic orders may be required to control disabled parking spaces.*

Note:

1. *A Quality Audit, as set out in Designing Streets, is normally expected for this type of application. However, given the advanced nature of the design I am prepared to waive the requirement in this case with the proviso that a Stage 2 Road Safety Audit is submitted in support of the Road Construction Consent application;*
2. *The applicant should be aware that new road names will be required for this development and they should be asked to discuss this with the Council's Street Naming and Numbering Team at an early opportunity. Street naming is likely to influence the progression of any necessary traffic regulation orders.*

Enquiries and applications regarding the above matters can be made to the Director of Services for Communities at Waverley Court, 4 East Market Street, Edinburgh EH8 8BG.

If you have any queries, please call Matthew Simpson on 0131 529 3426 (Direct Dial).

Archaeology

There are linked applications 12/01109/AMC & 12/03190/AMC which outline the archaeological significance of the site and mitigation requirements. As such this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan Policies ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

It is a requirement that a programme of archaeological works be undertaken prior to development on this site in order that any archaeological remains encountered are fully excavated and recorded where preservation in situ is not possible. In essence this will see a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site linked to a programme of metal detecting. The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or excavation, recording and analysis of any surviving archaeological remains during subsequent phases of development. Furthermore if important discoveries are made during these works (as was demonstrated by the Niddrie Burn works) a programme of public/community engagement (e.g. site open days, viewing points, temporary interpretation boards) will be required to be undertaken, the final scope to be agreed with CECAS.

In terms of this required archaeological mitigation this has yet to be undertaken. Accordingly it is essential that the following updated condition is attached to this consent to ensure that undertaking of this programme of archaeological works.

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

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Historic Edmonstone Estate Wall

In addition this site lies adjacent to a section of historic stone walling associated with Edmonstone Estate. As discussed in terms of the earlier application 13/03190/AMC it was agreed that the scale of demolition to this wall be kept to a bare minimum and that a new stone boundary wall built joining the surviving sections. The design of this new boundary wall must reflect the former and surviving historic Edmonstone boundary walls and reuse the stones demolished section of walling. Accordingly it was recommended that a condition be attached to address this issue requiring the submission of detailed designs and mitigation to CEC Planning and CECAS for agreement prior to construction.

As yet this has yet to be undertaken. It is therefore considered essential that this be undertaken prior to the development of this site given its immediate location opposite this site.

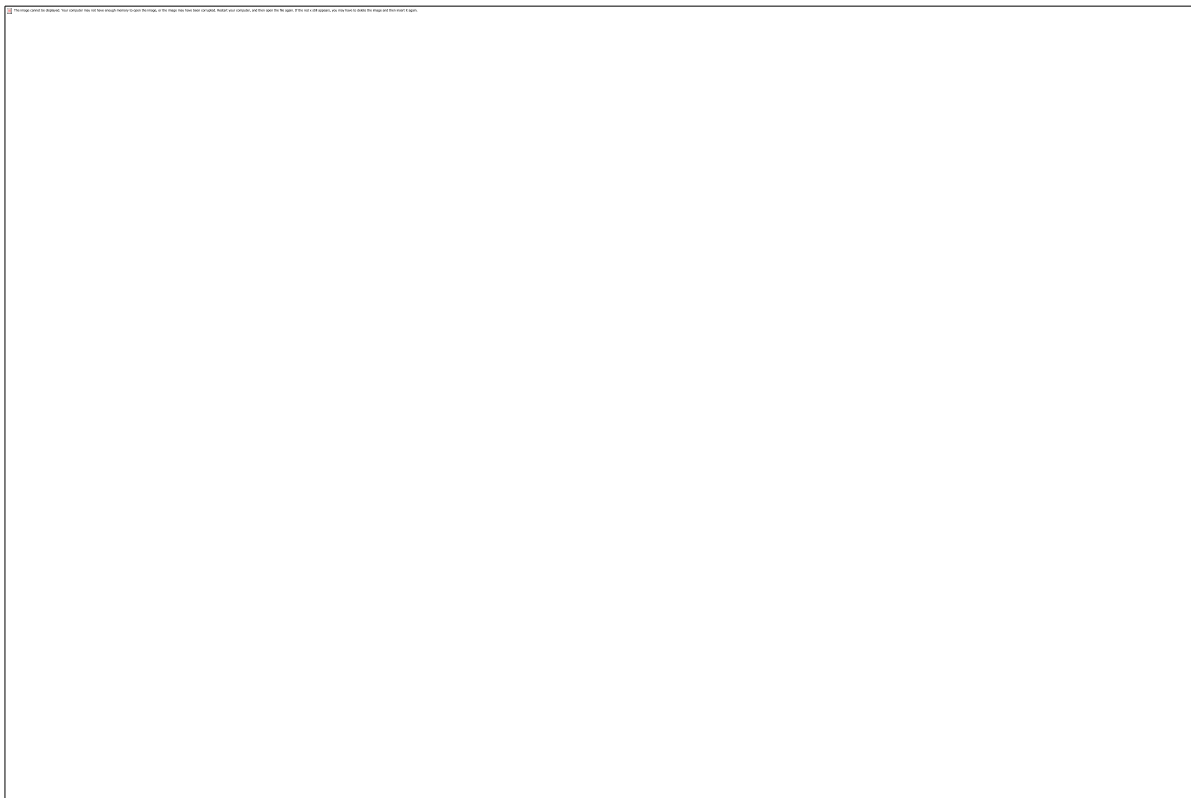
Flood Prevention

The documents submitted do not provide sufficient information to show how this development complies with the agreed surface water management strategy. In particular, it does not show:

- how the parts of the surface water drainage system outwith this development are designed to function for attenuation of flows from this and the other sites draining to them.

- *how surface water flows from an event exceeding the capacity of the drainage system will be directed and attenuated while complying with the requirement to manage flood risk to all parts of the development.*
- *how surface water flows from outwith the site will be managed to avoid flood risk to properties in the development.*

Location Plan



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