

Development Management Sub Committee

Wednesday 6 November 2013

**Application for Planning Permission 13/02584/FUL
At 4 Seafield Street, Edinburgh, EH6 7LG
Construction of 155 dwellings (145 flats and 10 houses),
including demolition of the Gatehouse at 4 Seafield Street
and conversion of the Chapel and the Matron's House to
form residential dwellings.**

Item number	4.6
Report number	
Wards	A14 - Craigentinny/Duddingston

Links

Policies and guidance for this application	LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITE3, CITE4, CITE8, CITE9, CITE12, CITE17, CITOS3, CITH1, CITH2, CITH3, CITH4, CITH5, CITH7, CITCO2, CITT2, CITT4, CITT5, CITI6, NSG, NSDCAH, NSESBB, NSGD02, NSLBCA, NSMDV, NSP,
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Executive summary

Application for Planning Permission 13/02584/FUL At 4 Seafield Street, Edinburgh, EH6 7LG Construction of 155 dwellings (145 flats and 10 houses), including demolition of the Gatehouse at 4 Seafield Street and conversion of the Chapel and the Matron's House to form residential dwellings.

Summary

The proposal complies with the development plan and the non-statutory planning guidance. The proposal is acceptable in this location, preserves the setting of the listed building and is of an appropriate layout, scale and design. The amenity of neighbours will not be adversely affected and, with the use of conditions, an appropriate level of amenity will be provided for future occupiers. The impact on infrastructure, with the use of a legal agreement, is acceptable and the proposal will be sustainable. It will not affect view cones or key views. A condition shall be placed on the permission to ensure that archaeological mitigation in the form of the date stone and heraldic panel are installed somewhere on the site.

Recommendations

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

Financial impact

A Legal Agreement will be required regarding a transport contribution relating to the provision of a link from the south east of the site to the existing path and the upgrading of traffic signals.

Equalities impact

The proposals have been assessed in terms of equalities. The residential units will provide affordable housing for those unable to buy and those who cannot afford higher market rents. Blocks will be provided for the elderly and Autism Scotland. All ground floor units and stair doors will be accessible. There are no expected Human Rights issues.

Sustainability impact

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

Consultation and engagement

Pre-Application Process

The application was subject to pre-application advice.

Proposal of Application Notice (12/03177/PAN) was submitted on 4 September 2012.

A meeting was held with Craigentenny/Meadowbank Community Council on 26 November 2012.

A consultation event was held at Seagrove Centre, Fleming Place on 23 and 24 January 2013. An advert was placed in the Evening News about the event and flyers and posters were distributed to Piershill and Leith libraries, Restalrig/Lochend hub, Seagrove Centre, Fleming Place houses and flats and Tesco at the bottom of Leith Walk.

Full details can be found in the Pre-Application Consultation Report which sets out the findings of the community consultation. This is available to view on the Planning and Building Standards On-Line Services.

A Pre-Application Report was provided to the Development Management Sub-Committee on 24 October 2012. Committee noted the key issues as described in the report. These included regard to the development plan, the design and layout, access arrangements and any environmental factors.

The proposal was reviewed by the Edinburgh Urban Design Panel. The Panel felt generally comfortable with the variety of heights, that attention be paid to frontage to frontage relationships, the arrangements of buildings at corners, views to landscaped spaces and topography. The Panel questioned the lack of play space. The Panel also commented on the lack of parking, the bus services in the area and tenure blind social housing. It welcomed the re-use of the listed buildings and expressed a desire for the stonework from the now demolished Administration Block to be re-used within the scheme.

Publicity summary of representations and Community Council comments

One letter of representation was received from Sheila Gilmore MP on behalf of her constituents. It raised the following issues:

Principle of development:

- redevelopment welcomed

Affordable Housing:

- considerable number of units of social and mid-market housing

Design:

- does not support a residential development consistent with neighbouring schemes;
- too many flatted blocks with communal green space rather than smaller units with private space;
- should emulate medium density developments
- suggests 4 in a block or colony style houses - more pleasing visually; adequate density; maximum private space;
- affect city view cones.

Background reading / external references

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

Application for Planning Permission 13/02584/FUL At 4 Seafield Street, Edinburgh, EH6 7LG Construction of 155 dwellings (145 flats and 10 houses), including demolition of the Gatehouse at 4 Seafield Street and conversion of the Chapel and the Matron's House to form residential dwellings.

1. Background

1.1 Site description

The application site forms part of the former Eastern General Hospital at Seafield Street and is a 2.46 hectare site. The site has already been partially developed with a care home to the northern end and residential development on the south western part of the site. This consists of four-storey flats and a few bungalows. The remaining part of the site has been cleared with the exception of three buildings, two of which are listed. The listed buildings are the chapel (Ref: Ref: 44951, date of listing 22/01/1998), at the entrance to the site from Seafield Street, and the Matron's House (Ref: 44950, date of listing 22/01/1998), next to the new flats in Fleming Place. The other existing building is the gatehouse.

The Chapel is located just into the site on Seafield Street on the corner where the access road enters the care home site. The listed Matron's House sits next to the new 4 storey block of flats in Fleming Place. The Matron's House was located on a corner in the original hospital layout.

Along the south east boundary of the site is a row of trees, estimated to have been planted in the 1930s. There is a difference in site levels with a downhill slope northwards towards the care home and chapel. A flat central area of thick vegetation is located near this slope. A bus turning circle is positioned at the entrance to the site and a high capacity sewer runs through the site in a north to south direction.

There are views from the site towards the Firth of Forth and some glimpses at specific points of Arthur's Seat.

The site is bounded to the north east by a care home and to the south east by a high brick wall with a public footpath and Craigentenny Golf Course beyond. New housing at Fleming Place is located to the south west and a Local Nature Conservation Area to the north west. There is a pedestrian footpath and cycleway north west of the site. Seafield Road and Seafield Waste Water Treatment Works are to the north of the site and there are commercial premises nearby at Seafield Road. The wider surrounding area consists of mixed uses including a cemetery, crematorium, and a former dock area and housing.

1.2 Site History

29 March 2001 - Permission granted for residential care facility to accommodate 60 elderly people in single storey new build facility (Reference: 00/02790/FUL).

12 April 2007 - Permission granted for redevelopment of hospital to provide private residential and affordable units, and residential care (with daycare facility) (Classes 8 and 10), and create new access for care facilities and affordable housing (as amended) (Reference: 05/02728/OUT).

4 September 2007 - Permission granted to relocate existing sub-station for new proposed housing (Reference: 07/02498/FUL).

4 September 2008 - Approval of Reserved Matters for the erection of 60 flatted units in 7 blocks, 4 reprovision houses and dementia care unit (Reference 08/00458/REM).

26 September 2008 - Approval of reserved matters for erection of 60 bed residential care home (Reference: 08/02624/REM).

3 November 2008 - Permission granted for dismantling of various dress stone elements of the front facade and demolition of the remaining fire damaged structure in accordance with the statutory dangerous buildings notice (Reference: 08/01753/LBC).

11 March 2009 - Permission granted for temporary bus turning circle (Reference: 09/00110/FUL).

24 April 2009 - Permission granted for temporary bus turning circle (Reference: 09/00515/FUL).

14 September 2012 - Proposal of Application Notice approved for construction of approximately 160 new build flats and houses, demolition of the gatehouse and conversion of the chapel and the matrons house to form residential dwellings (Reference: 12/03177/PAN).

4 July 2013 - A Listed Building Application received (pending decision) for conversion of the chapel and the matron's house to form residential dwellings) (Reference: 13/02584/LBC).

2. Main report

2.1 Description Of The Proposal

The proposal is for the erection of 155 residential units comprising 145 flats and 10 houses, two of which are the existing listed buildings which will be converted into residential use (the Matron's House and the Chapel).

A mixture of 1, 2 and 3 bedroom flats and 3 and 4 bedroom houses will be provided with a range of affordable tenures and some private houses. The flats are mainly 4

storeys high with 4 blocks of three storeys and one block of 6 storeys. The 6 storey block (Block 7) will have lift access to all floors and have 4 flats accessed off each floor. It is intended that this will be for older people. Block 10 will provide accommodation for Autism Scotland. The composition will be 44 one-bed (2 people) flats, 38 two-bed (3 person) flats, 29 two-bed (4 person) flats, 34 three-bed (5 person) flats, 2 three-bed (5 person) houses, 6 four-bed (6 person) houses and 2 houses (three bed rooms each) from existing buildings. A density of 62 units per hectare will be provided.

Walls will be predominantly facing brick with a russet colour to ground floors, rear sections of the communal stairs and at prominent corners. Principal parts of the elevations will be buff coloured brick providing a contrast base course. Off-white render is proposed for the taller block and to the ends of some blocks (4, 11 and 16) and roofs will be grey tiles similar to the colour used in nearby Restalrig and Craigentenny. Block 7, the highest block at 6 storeys, will have a low pitch almost flat roof of ply membrane. Window and door frames will be laminated redwood. High security timber doors with glazed units will be installed to communal entries and main doors. Detailing, such as corner windows, material treatment and balconies, will be installed on prominent corner elevations.

Vehicular access will be from Seafield Street only and the road layout at the entrance will be similar to the current layout which provides a bus turning circle, allowing the buses to continue to use it. The road from Seafield Street will head southwards and turn towards Fleming Place where bollards will enable pedestrians and cyclists access into Fleming Place and prevent through vehicular traffic. To the south, the main road will split off into two streets and just before the main road meets up with Fleming Place there will be another road branching north-westwards.

Eighty two parking spaces will be provided with 4 identified as disabled spaces, including one adjacent to the Chapel. End on parking will be located along parts of the roads.

Cycle parking is provided within the buildings at Block 7 (the high block) and in blocks 13 and 15. Separate bike stores will be built in the rear gardens in the rest of the blocks. 100% bicycle parking will be provided for each block, except for a reduced number at block 7. Recycling and refuse storage will be provided in stores/buildings.

A pedestrian and cycle link is proposed at the south eastern end to link into the existing path, which runs along the outside of the site boundary and onward into the golf course, Craigentenny Avenue North and Fleming Place.

Most of the existing trees will be retained on site including the mature trees on the north-west and south-east boundaries. Some trees (6) will be removed because of disease and due to the development.

Trees and landscaping will be installed with rows of trees on the southern and northern boundaries and the existing trees along the south-east brick boundary wall retained. An area of public open space will be provided where the main road bends and also at the entrance to the site from Seafield Street. Hedging located at the pavement edge with shrub planting or grass behind will be the main boundary treatment along the street frontage to provide open fronts to the blocks.

The gatehouse at the entrance from Seafield Street will be demolished.

Previous Scheme

The land is to be regraded and recent site levels have indicated that some of the building heights will be reduced by 200mm and some increased by 1.2 metres. Revised plans have been submitted to reflect this. The layout, positioning and design of buildings, landscaping, and materials remain unchanged.

The following supporting documents have been provided:

Design, Access and Sustainability Statement
Environmental Noise Assessment
Historic Building Recording Report
Drainage Report
Site Investigation Report
Air Quality Impact Assessment
Bat Survey
Odour Assessment
Transport Assessment

These documents are available to view on Planning and Building Standards On-Line Services.

2.2 Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 in this location;
- b) the proposal preserves the setting of the listed buildings;
- c) the layout, scale and design are appropriate;
- d) the proposal would have an adverse impact on the amenity of neighbours;
- e) the level of amenity for future occupants is acceptable;
- f) the impact on infrastructure is acceptable;
- g) the development is sustainable;
- h) there are any other material considerations;
- i) the comments have been taken into consideration; and
- j) there are any equalities or human rights impacts.

a) The principle of development

The application site is identified in Edinburgh City Local Plan as a housing site and is in an area containing housing. Part of the site, now named Fleming Place, has already been developed with housing. Outline planning permission for residential use on the site has previously been granted on 12 April 2007 and, therefore, the principle of residential use on the site has been established.

Affordable Housing

The application site forms part of a wider masterplan for the former Eastern General Hospital site and Dunedin Canmore Housing Association has already provided the affordable housing element of that masterplan. Any affordable housing arising from the current application would provide a windfall for those in housing need in the city.

The development proposes an excellent range of house sizes and tenures and the development has been programmed by Hillcrest Housing Association.

Services for Communities is supportive of this development proposal.

The principle of residential development is acceptable in this location.

b) Setting of Listed Buildings

The listed chapel's prominence and positioning within the street and site will remain unchanged. It will still give the impression of being a part of the site but of being slightly detached, as it was in its relation to the larger hospital site. The care home and the demolition of the Eastern General Hospital buildings, have both already changed the original setting of the Chapel. Given its current setting with the raised embankment to the rear its prominent presence in the street scene will continue. The proposed boundary treatment will not be readily seen from Seafield Street and will not detract from the setting of the listed Chapel.

The importance of the Matron's House setting was in it being part of the hospital rather than standing out as a prominent building or within a high quality (landscape) setting. It sat in the wider hospital site amongst and close to buildings and the proposal will result in it again being surrounded and next to buildings. The proposals will not adversely affect the setting of the listed Matron's House.

The Edinburgh Urban Design Panel welcomed the retention and proposed re-use of the remaining listed buildings. The Panel commented on the suitability of using the Mortuary Chapel for residential use.

The proposal will preserve the setting of the listed buildings.

c) Layout, scale and design

The proposed layout gives a strong traditional street arrangement with more intimate streets, i.e. culs-de-sac, set behind the main route. The proposal demonstrates a robust relationship between the positioning of the residential blocks and the road layout. The frontages emphasise the role of the main route leading up to the boundary with and giving (non-vehicular) access to Fleming Place. Highlighting building corners,

by using features such as windows and balconies, will contribute to the frontage relationship to the streets and to the hierarchical role of each street. This is an appropriate road layout and hierarchy.

The urban form is similar to that found in the adjacent development. The variety of building heights reflects the range of heights found in the surrounding area. The heights are compatible with the residential development to the south, in Fleming Place, and the tenement block, in Seafield Road, to the north. The mixture of heights will work comfortably with the topography and will also add visual interest. It is acknowledged that there are also one and two storey heights and different housing forms in the wider surrounding area, such as the Findlays and Craigentenny. However, the proposed heights and urban form of the blocks are appropriate for this site and sit comfortably with the immediate neighbouring building heights. The form of development knits well with the existing adjacent housing to the south. It is of a similar style, scale and materials.

The highest block will provide a landmark building within the site and the area of open space to its front will provide a focal point. This will provide an interesting and visually appealing feature within the development.

Materials, of a simple palette, are acceptable and will provide uniformity throughout the site. They are also compatible with and will compliment those of the adjacent existing residential development.

The landscaping is acceptable and will be of a suitable design and quality. The soft green vegetation will provide a quality landscape setting for the buildings, particularly at the entrance to the site and at the change in topography, i.e. the embankment. The type of landscaping including the species proposed for the embankment and streets are acceptable. Additional tree planting will retain the current leafy character found in some parts of the site. To ensure the standard of landscaping is delivered and trees protected, conditions are recommended.

The layout, scale and design are appropriate.

d) Amenity of Neighbours

All of the overshadowing from the development will fall within the application site.

The proposal will not have a detrimental impact on privacy or overlooking.

Some of the flatted properties in Fleming Place currently benefit from views towards the Firth of Forth and the proposal will remove these views. However, the protection of private views is not a material planning consideration and, therefore, the loss of views is acceptable.

The proposal will not have an adverse impact on neighbours.

e) Amenity of Future Occupiers

Approximately 39% of the site area will be green space and this complies with local plan policy. There are some larger areas on the site, at the entrance to the site and in the middle of the site, which will provide useable open space, approximately 16% of the total greenspace. Much of the open space is made up of the embankment and although not usable it provides visual amenity and a landscape setting.

There is open space next to the site at Craigentiny Golf Course and Playing Fields. The pedestrian and cycle links will provide access to open space nearby in Leith Links and to Local Nature Reserves. Private outdoor amenity space will be provided in communal gardens and individual gardens. Therefore, the amount of greenspace and usable open space is acceptable.

The Edinburgh Urban Design Panel was of the opinion that there would be scope to provide a play park. The application site is within 800 metres of a good play area (Leith Links). It is also within 100 metres of a Local Nature Reserve and 200 metres of Craigentiny Playing Fields. In these specific circumstances a children's play area on the site will not be required.

The blocks will be positioned to prevent direct looking into windows and to maximise the amount of daylighting into windows. Therefore, there will be no privacy or daylighting issues.

As the site has previously been developed, a condition shall be attached to this permission regarding site investigation and remediation. This will ensure it is safe to develop and be used for homes.

The Noise Assessment has indicated that some of the units may experience noise from the nearby commercial units. To mitigate the impact on future occupants Environmental Assessment has advised that a 1.8m high acoustic fence is required and additional passive ventilation and improved double glazing be installed in some of the properties. Therefore, conditions are recommended to ensure noise mitigation measures are put in place to protect the amenity of future residents.

The proposed development is no nearer the Seafield Waste Water Treatment works than the existing tenement block on Seafield Road. The applicant has submitted information regarding the odour emissions from the Works which refers to a current programme of mitigation measures by the works. It is the responsibility of other legislation to deal with the odour emissions. In this context, the location of the proposed residential development is acceptable.

The Air Quality Assessment has indicated that the overall air quality impact is negligible. Environmental Assessment has recommended mitigation measures, a Green Travel Plan, to deal with the small (4%) increase in traffic. However, it is unreasonable to use a condition and, therefore, an informative is recommended. Environmental Assessment has also recommended conditions for the air quality impact from construction traffic. Using a condition to control the construction traffic does not meet the criteria set out in Circular 4/1998. Other legislation can be used to deal with the air quality impacts from the construction traffic. Therefore, an informative is recommended.

The proposal, with the use of conditions, will provide an acceptable level of amenity for future occupants.

f) Impact on infrastructure

Transport and parking

The amount of parking and cycle parking is acceptable.

Transport Planning has advised that a legal agreement be secured regarding the upgrade to the existing signalised access, i.e. at Seafield Street and Seafield Road, and links to the north-west and south-east. These Transport contributions were included in the Legal Agreement for the outline planning permission 05/02728/OUT.

A link to the south-east will improve access to the existing path running parallel to the site's boundary wall. Such a link will offer access along the path to Craigentenny Golf Course and to Craigentenny Avenue North. This would help achieve local plan policy regarding improved connectivity and encourage walking and cycling. More specifically it will improve links between Seafield Street and Craigentenny Avenue, across Craigentenny Golf Course and Playing Fields site. Therefore, it is appropriate to recommend that a Legal Agreement be entered into to secure the south-east link.

A link to the north-west currently exists near the bus turning facility. Access through the site along Fleming Place and onto Findlay Gardens will be available from the existing link once the site is developed. Thus, pedestrian and cycle access to/from Claremont and Easter Road Core Path will be improved. An additional north-west link would duplicate the purpose of the existing access link and would not result in any added benefit. The submitted plans do not show a proposed north-west link. In these circumstances, the north-west link is not required to be included in the legal agreement for this application.

The current application will provide a road layout capable of enabling buses to turn and retain the existing bus turning facility at the site. The street has been designed to allow buses to travel through the site and into Fleming Place if this was required in the future.

The impact on transport infrastructure, with the use of a legal agreement, is acceptable.

Children & Families - Resources

The impact on the catchment schools will be minimal and the schools will be able to accommodate predicted pupil generation. Therefore, an educational developer contribution is not required.

Scottish Water

Scottish Water does not object to the application. The applicant should note that this does not guarantee a connection and the developer should submit a Development Impact Assessment directly to Scottish Water.

SEPA

SEPA has no objection to the proposed development. It has offered advice to the developer and this will be added to the permission as an informative.

Flooding and Drainage

Flood Prevention has advised that it has no issues with the proposals.

The impact on the infrastructure is acceptable.

g) Sustainability

The proposed development will redevelop brownfield land, contain low and zero carbon equipment and meet the current Building Standards. Such carbon equipment will include enhanced insulation standards; efficient condensing gas boilers and upgraded zone controls; and gas flue recovery units, fitted to boilers to further improve carbon reductions. SUDs will also be provided on the site. Recycling bins and communal waste collection points will be provided. Materials will be sustainable and timber will be FSC (Forest Stewardship Council) labelled or a certified alternative. Windows will be timber. Existing earth bankings will be used for infill. The proposal will also provide a bus turning facility and the layout of the scheme would enable a bus service through the site at a later date if required.

The proposal has been classed as a major development and has been assessed against Part B of the 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 criteria.

Some Desirable Criteria elements will be provided, such as those relating to energy needs, e.g. flue gas recovery units, and the provision of facilities to encourage sustainable travel (bus turning area).

The proposal complies with the Edinburgh Standard for Sustainable Buildings and will include further measures, to be detailed in the building warrant stage, to improve sustainability of the development. The proposal meets the requirements of the Edinburgh Standards for Sustainable Buildings and is sustainable.

The proposal will be sustainable.

h) Other material considerations

Security

Security is a material planning consideration for this application. Police Scotland's Architectural Liaison Officer has advised that it cannot support the accreditation of Secured By Design due to the provision of paths onto the existing path to the south of

the site. This impacts on the provision of a new route through the site to link with the existing path to the south east and cutting a hole in the wall. The plans submitted show the link to the south east.

The improvements to the links through and connectivity of the site outweigh the need to deliver a Secured By Design development in planning terms.

Archaeology

The former hospital has historical importance being originally a poorhouse and serving as a military hospital during both World Wars. A programme of archaeological works was requested under condition of the previous planning permissions. The site has been the subject of a programme of historic building recording and evaluation since 2007 in relation to previous planning consents. Given that the historic buildings have been fully recorded and no significant buried remains encountered, no further field work is required.

The now demolished and formerly listed building of the Administration Block had a date stone, heraldic panel from this building will be retained and reused on this part of the site as part of a commemorative/ interpretation memorial to the hospital. Therefore, it is recommended that a condition be attached to this consent to ensure that undertaking of this programme of archaeological mitigation.

View cones/key views

From the site significant views exist towards the Firth of Forth to the north and east. Glimpses of Arthur's Seat from some points within the site are also available. The site itself is not prominent and there are limited views of it from main roads. The impact on views and view cones was raised in the letter of representation.

The closest key view to the site is E11 which is from the A199 Seafield Road and Fillyside Road in Craightinny. The application site does not fall within its view cone and, therefore, is not afforded protection through the Council's supplementary planning guidance. On Seafield Street the approach road into the site does not provide views of Arthur's Seat or of the historic city skyline. Trees on the right hand side / to the north west of the site restrict longer views and the flats in Fleming Place provide the skyline character. Views through the site from the main surrounding public roads are limited and it is not expected that redevelopment of the site will result in the site being more prominent from the main thoroughfares.

In this context, the proposal will not interfere with the identified and protected view cones/key views as listed in the Edinburgh Design Guidance and will not obscure views of important features of the city, in particular Arthur's Seat.

Biodiversity/Protected Species

The protected species survey found no bats or signs of bats in relation to existing buildings or mature trees to be removed on site. An informative will be placed on the permission stating that if any bats are encountered during development work should stop and Scottish Natural Heritage contacted.

There is potential for swallows nests to be found within the former Matron's House and, therefore, proposed building works should not take place until after the current bird

breeding season (April to August inclusive) or as confirmed by a qualified ecologist. This information shall also be attached as an informative.

i) Public Comments

Material Comments

The letter of representation raised the issue of design, stating that it is not ambitious enough, and suggesting that it be more consistent with the neighbouring schemes. It felt that there were too many flatted blocks with communal greenspace rather than smaller units with greater private space. The letter also stated that a higher quality proposal should emulate medium density developments locally. Colony style or four-in-a-block housing was considered to be more aesthetically pleasing, practical for family living and protect view cones to and from the city. It stated that such higher density low-rise features in the Findlay's, south of Leith Links and proposals for Lochend Butterfly would be more appropriate to the housing style found in the Findlay's which is the nearest residential housing to the application site.

Comments were received from Sheila Gilmore MP on behalf of her constituents. Her letter of representation stated that the redevelopment of the site and the provision of social and mid-market rent housing were welcomed. However, it was felt that the design / style of the development was not "ambitious enough" and did not promote a design for a residential development consistent with neighbouring schemes. The opinion was that there are too many flatted blocks with communal space rather than smaller units with private gardens and that private communal space was not to be provided. A higher quality design should emulate medium density developments local to the former hospital site, for example, the Findlay's and it was regretted that there are no colony style or 4-in-a-block housing. This enables adequate density to realise a good rate of return and provides maximum private space for residents who are more likely to take ownership/responsibility of their surroundings and appreciate the space. Aesthetically this type of development is more pleasing and practical to foster family living. Mrs Gilmore's letter also raised concerns regarding the impact on view cones and views to and from the city. These issues are addressed in assessments c) and h).

Non-material comments

No non-material comments were made.

Community Council

The Community Council did not comment on the application.

i) Equalities and Human Rights

All the ground floor flats and the main door houses will have level access from the street or paths leading to front doors or to the communal stair door. The units have been designed to meet the current Building Standards in relation to accessibility. All dwellings for affordable rent have been designed to Housing for Varying Needs General Standards.

The refurbishment of the Matron's House and the Chapel will create two wheelchair accessible units also designed to Housing for Varying Needs General Standards. Block 7 (6 storeys) will have lift access to all floors and it is intended that this block will be for

older people. A block is also proposed to provide homes for Autism Scotland. Disabled parking bays will be provided.

Affordable housing will be provided in addition to that already provided in the now developed part of the hospital site, which was in line with current policy. This will give the opportunity to those who are unable to buy to have access to the proposed homes.

It is not expected that the proposed development will result in any equalities or human rights issues.

CONCLUSION

The proposal complies with the development plan and the non statutory planning guidance. The proposal is acceptable in this location, preserves the setting of the listed building and is of an appropriate layout, scale and design. The amenity of neighbours will not be adversely affected and, with the use of conditions, an appropriate level of amenity will be provided for future occupiers. The impact on infrastructure, with the use of a legal agreement relating to traffic signals and a link to the south-east, is acceptable and the proposal will be sustainable. It will not affect view cones or key views. A condition shall be placed on the permission to ensure that archaeological mitigation in the form of the date stone and heraldic panel are installed somewhere on the site.

There are no other material considerations which outweigh this conclusion.

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

3. Recommendations

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

3.2 Conditions/reasons

1. i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

2. The approved site landscape scheme (1202/L(0)012 Rev A) 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, to ensure its establishment in accordance with the approved landscape scheme.
3. The completed landscape scheme shall be maintained by the applicants and their successors in accordance with the approved landscape management plan. This shall include the replacement of any plant stock which fails to survive for whatever reason within 5 years from implementation, to ensure its establishment in accordance with the approved landscape scheme
4. No development shall take place until the applicant has secured and implemented a programme of archaeological work (commemorative/interpretation - regarding the date stone, heraldic panel) in accordance with a written scheme of investigation which has been submitted and approved by the Planning Authority.
5. The noise protection measures to the proposed properties, as defined in the Robin Mackenzie Partnership 'Environmental Noise Assessment' report (Ref R-6319-CS1-RGM), shall be carried out in full and completed prior to the development being occupied.

Those measures comprise the following works:

- (1). A close boarded fence (1.8 metres high and of minimum density 15kg/m²) should be erected and sited as shown in drawing reference 1202/L(0)100.
- (2). Glazing units with a minimum insulation value of R_{tra} 28dB (e.g.10mm float glass/12mm cavity/6.4mm laminate glass) and trickle ventilator with minimum insulation level of D_{n,e,w} 29dB should be installed within the properties shown as affected by noise in drawing reference 1202/L(0)100.
6. The approved tree works shall be carried out prior to the commencement of all other site operations, in accordance with BS 3998:2010, 'Tree Work Recommendations' and the approved Landscape Layout (1202/L(0)012 Rev A), Tree Survey (22.11.12) and Arboricultural Method Statement (17.09.13). No other tree works or tree removal shall be carried out without the written approval of the local planning authority.
7. Tree protective measures, in accordance with BS 5837:2012, Landscape Layout (1202/L(0)012 Rev A), Tree Survey (22.11.12) and Arboricultural Method Statement (17.09.13), will be implemented prior to the commencement of development and shall be maintained to specification for the duration of the construction period. No materials, equipment or building shall be stored or located within the construction exclusion zone, nor shall any access or trenches be taken through it.

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

2. In order to ensure that the approved landscaping works are properly established on site.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to safeguard the interests of archaeological heritage.
5. In order to protect the amenity of the occupiers of the development.
6. In order to protect existing trees.
7. In order to protect existing trees.

1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure - i.e. (a) Transport Contribution of £110,000 to upgrade the existing signalised access; and (b) Links to the south-east.

(Note: The Legal Agreement for permission 05/02728/OUT concluded on 5 April 2007 includes: (a) Transport Contribution of £110,000 to upgrade the existing signalised access; and (b) Links to the south-east and north-west.)

2. 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.

3. Details of SEPA regulatory requirements and good practice advice regarding drainage for the applicant can be found on SEPA's website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at Clearwater House, Heriot Watt Research Park, Avenue North, Riccarton, EH14 4AP, tel 0131 449 7296.

4. The protected species survey found no bats or signs of bats in relation to existing buildings or mature trees to be removed on site. If any bats are encountered during development work should stop and Scottish Natural Heritage contacted.

5. There is potential for swallows nest to be found within the former Matron's House and, therefore, proposed building works should not take place until after the current bird breeding season (April to August inclusive) or as confirmed by a qualified ecologist.

6. Please note that any planning approval granted by the Local Authority does not guarantee a connection to Scottish Water's infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received. A fully completed Development Impact Assessment form, found at www.scottishwater.co.uk, needs to be submitted to Scottish Water.

On receipt of an application Scottish Water will provide advice that will require to be implemented by the developer to protect Scottish Water's existing infrastructure.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system

(SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

7. The developer is encouraged to produce a Green Travel Plan which should incorporate the following measures:

1. Keep car parking levels to minimum.
2. Car Club facilities (electric and/or low emission vehicles).
3. Provision of electric vehicle charging facilities.
4. Public transport incentives for residents.
5. Upgrade the existing signalised access to the site from Seafield Road.
6. Improved cycle/pedestrian facilities and links.

8. The developer shall investigate the installation of electric vehicle charging points with reference to Transport Scotland's Switched On Scotland: a Roadmap to Widespread Adoption of Plug-in Vehicles (2013).

9. Trickle vents are to be fitted to all windows as required to comply with Technical Standard 3.14.2 of the Domestic Handbook. All ventilators should be passive requiring no energy to operate.

10. The development should be completed in accordance with the requirements specified in the air quality impact assessment AS 0376 dated 17 June 2013. The requirements are detailed in appendix 1 and detailed below:

Construction Mitigation

- a) All mobile plant introduced onto the site should comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts. Details of vehicle maintenance shall be recorded.
- b) The developer should ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.
- c) Internal un-surfaced temporary roadways should be sprayed with water at regular intervals as conditions require. The frequency of road spraying should be recorded as part of documented site management procedures.
- d) Surfaced roads and the public road during all ground works should be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping should be recorded as part of documented site management procedures.
- e) All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.
- f) Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) should be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason should be recorded.

- g) This dust management plan shall be reviewed monthly during the construction project and the outcome of the review should be recorded as part of the documented site management procedures.
- h) No bonfires should take place.

11. 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.

12. 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

In Edinburgh City Local Plan the site is identified for housing in Housing Site 13 - Eastern General Hospital - with an estimated capacity of 274. The application site forms part of a larger housing site partially developed in the south west of the former hospital site. The application site is also identified as a housing site - Housing site 13 - in Edinburgh Local Development Plan 2013.

A Local Nature Conservation Area runs along the north western boundary of the site and a Cycleway/Footpath Safeguard is identified as running between Seafield Street- Craigentenny Avenue North and across Craigentenny Golf Course to Fillyside road/Craigentenny Avenue.

Date registered

4 July 2013

Drawing numbers/Scheme

01 - 03, 04A, 05A, 06B, 07 - 08, 09A - 15A, 16, 17A - 25A.,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Links - Policies

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 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 Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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 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 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

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 5 (Conversion to Housing) sets criteria for assessing the change of use to residential.

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

Policy Com2 (School Contributions) sets the requirements for school contributions associated with new housing development.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

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 Inf 6 (Water & Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

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 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.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

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

Scottish Water

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With Any development of 10 or more housing units, or equivalent, there is a requirement to submit a fully completed Development Impact Assessment form. Development Impact Assessment forms can be found at www.scottishwater.co.uk.

Glencorse Water Treatment Works may have capacity to service this proposed development.

The water network that serves the proposed development may be able to supply the new demand.

Edinburgh PFI Waste Water Treatment Works may have capacity to service this proposed development.

The waste water network that serves the proposed development may be able to accommodate the new demand.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

Scottish Water is funded to provide capacity at Water and Waste water Treatment Works for domestic demand.

Funding will be allocated to carry out work at treatment works to provide growth in line with the Local Authority priorities. Developers should discuss delivery timescales directly with us.

If this development requires the existing network to be upgraded, to enable connection, the developer will generally meet these costs in advance. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules. Costs can be reimbursed by us through Reasonable Cost funding rules

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that we will require to be implemented by the developer to protect our existing apparatus.

SEPA

We have no objection to this planning application. Please note the advice provided below.

Advice for the planning authority

1. Foul Drainage

1.1 Foul drainage from the site should be discharged to the public sewerage network. The applicant should consult Scottish Water in this regard. We confirm that it is the responsibility of Scottish Water to ensure that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows.

2. Surface Water Drainage

2.1 We assume that surface water treatment is not being proposed on the basis that drainage will be connected to combined sewer, which is for Scottish Water to agree.

2.2 If surface water connection to combined sewer is not agreed and a separate surface water system is required, the discharge of surface water to the water environment should be in accordance with the principles of the SUDS (Sustainable Drainage Systems) Manual (C697) published by CIRIA. The design of the drainage system must be site specific and dependent upon the presence of any contaminants at the site, the remediation strategy and the risks posed by any residual contamination, in addition to the normal design considerations.

2.3 Comments from Scottish Water and, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.

2.4 Surface water drainage from the construction phase should also be dealt with by SUDS. Such drainage should be in accordance with C648 and C649, both published by CIRIA. It should be noted that oil interceptors are not considered SUDS in their own right but are beneficial as part of the treatment train.

3. Odour and nuisance

3.1 The Odour Assessment relates to sewerage nuisance odour from Seafield Wastewater Treatment Works (WWTW), regulated by City of Edinburgh Council.

3.2 Seafield WWTW does, however, operate under a Waste Management Licence issued by SEPA for the waste sludge process. The process is managed to control generation of odour that could cause nuisance, however there have been occasional incidents of nuisance odour and this could arise in event of breakdown or spillage.

3.3 We consider that decisions on development proposals such as housing close to regulated sites should be made with full knowledge of the potential interaction between the two. There are many examples of sensitive development being permitted close to regulated processes that result in requirements for tighter and more expensive controls for the businesses concerned in order to avoid nuisance. The developments can also lead to long term complaints in relation to – for example – odour and noise.

3.4 As this is a matter on which the planning authority must make an informed decision we do not object to the proposal. We would, however, recommend that City of Edinburgh Council consult the operator of the site as the licence holder also has a responsibility to make representations to the planning authority.

4. Air Quality

4.1 The Air Quality Assessment has used the Design Manual for Roads and Bridges (DMRB) methodology - this is an approved screening tool. Whilst no significant impact on air quality is predicted, the developer may wish to consider introducing measures to reduce vehicle emissions, such as electric charging points for private cars.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations in respect to this application for the construction of 155 dwellings including demolition of the gatehouse at 4 Seafield Street and conversion of the Chapel and Matron's House to form residential dwellings.

The site occupies the site of the former Eastern General Hospital built in 1906 by the Leith parish Council as a Poor house and Hospital. The Hospital however played also an important role within both World Wars as Military Hospital. 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.

As you are aware the site has been the subject of a programme of historic building recording and evaluation since 2007 in relation to earlier applications in particular 05/02728/OUT & 08/01753/LBC, the final phase being the conclusion of archaeological evaluations by AOC earlier this year. Given that the historic buildings have been fully recorded and no significant buried remains encountered no further field work is required.

However I refer to my memo to your colleague Stephen Dickson of the 3rd June 2008 regarding the demolition of the B-listed administration block in which it was stated the date-stone, heraldic panel from this building be retained and reused on site as part of a commemorative/ interpretation memorial to the hospital. This is still a requirement of this department and it is recommended that the following updated condition is attached to this consent to ensure that undertaking of this programme of archaeological mitigation.

'No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (interpretation) 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.

Affordable Housing

From an affordable housing point of view Services for Communities is very supportive of this development.

It is part of a wider masterplan for the former Eastern General site. Dunedin Canmore Housing Association have already provided the affordable housing element of that masterplan, so any affordable housing arising from this current application would provide a windfall for those in housing need in the city.

There is a need for 16,000 new affordable homes in the city over a ten year period, housing those with earnings all the way up to median income level in the city (£36,025) and all points below that. This development proposes an excellent range of house sizes and tenures, and the development has been programmed by Hillcrest Housing Association.

Services for Communities is supportive of this development proposal.

Children and Families

I refer to your memo dated 8 July, 2013 requesting comments on educational provision for the above noted planning application.

This proposed development site is located within the catchment areas of:

- *Leith Primary School;*
- *St Mary's (Leith) RC Primary School;*
- *Leith Academy; and*
- *Holyrood RC High School.*

As the majority of the development will be flats, it is considered that the impact on catchment primary schools will be minimal. St Mary's (Leith) RC Primary School is currently experiencing higher rolls but there is sufficient capacity to accommodate predicted pupil generation. There is currently sufficient capacity within the catchment secondary schools to absorb the predicted pupil generation associated with this proposal.

Accordingly, it is advised that an educational developer contribution is not required and I have no objection to the proposed development.

Transport Planning

We have no objections to the application 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;*
- 2. Consent should not be issued until the applicant has entered into a suitable legal agreement. The existing legal agreement contains a number of matters which require revision in view of the amended scheme. Particular consideration of the following will be required (see agreement dated 5 April 2007 relating to planning permission 05/02728/OUT):*
 - a. Transport contribution of £110,000 to upgrade the existing signalised access;*
 - b. Links to the south-east and north-west.*

Environmental Assessment

Air Quality

The applicant has carried out an air quality impact assessment (AQIA) in support of the application which concludes that the proposed development will increase local traffic by 4%. Therefore, the overall local air quality impact, taking into account the baseline conditions, is considered to be negligible. In this regard, Environmental Assessment concurs with this conclusion.

The applicant has highlighted that mitigation measures will be required in order to control emissions during the construction phase and thus a condition will be recommended to this effect.

The Local Authority is required under Part IV of the Environment Act 1995 to monitor, review and assess air quality in their area by way of staged processes and a number of pollutants require to be assessed against national air quality objectives. Where these objectives are unlikely to be met by the target dates, the Local Authority must declare Air Quality Management Areas (AQMAs). It also prepares and implements an Air Quality Action Plan to manage and improve air quality in pursuit of the objectives.

With respect to this process, there is currently an AQMA approximately 1km from this application site at St Bernard Street. The Air Quality Impact Assessment states that the proposed development is predicted to increase road traffic on local roads by up to 4% compared to projected baseline flows for 2015. Notwithstanding this relatively low increase, Environmental Assessment supports the sustainable transport interventions being recommend by Transport Planning.

Air Quality Conclusions

Operational Phase Impacts

With regards to air quality, Environmental Assessment will not object to this development. However, the developer is encouraged to work with this section to produce a Green Travel Plan which should incorporate the following measures to help mitigate traffic related air quality impacts;

- 1. Keep car parking levels to minimum.*
- 2. Car Club facilities (electric and/or low emission vehicles).*
- 3. Provision of electric vehicle charging facilities.*
- 4. Public transport incentives for residents.*
- 5. Upgrade the existing signalised access to the site from Seafield Road.*
- 6. Improved cycle/pedestrian facilities and links.*

Construction Site Air Quality Impacts

Due to the scale of the proposed development and the close proximity of the adjacent residential properties and care home, there may be air quality impacts during the construction phase if unmitigated. The applicant has proposed a number of control measures to mitigate construction phase impacts which are satisfactory and are recommended as a condition.

Odour

Seafield sewage works are situated across Seafield Road around 175 metres to the north and north-east. Therefore, the applicant was requested to consider any impacts upon the proposed development that the sewage works may have in terms of odour emissions. In this regard, a report has been submitted in support of the application which considers the implications of new development within the vicinity of the sewage works.

North-east Edinburgh has had long standing problems with odours affecting the local area and therefore serious consideration needs to be given to ensuring that this development will not add additional odour sensitive receptors to within an area known to be affected by odours from the sewage works.

The odour report provided in support of the application advises that whilst the Council, local residents and the sewage works operator believe that odour emissions are lessening in occurrence numbers, they are still occurring. However, a program of works, including targeted improvements, are under way and deemed likely to improve the situation in the long run. Should the development gain consent, it is likely that future residents will not occupy the properties for a few years yet. In that time, it is likely that continued improvement works in the targeted areas will have improved the odour emission issue.

On balance, it does appear that the process stage in the sewage works' operations where odour emissions are at their strongest has been confirmed as occurring during the cleaning of the storm tanks. Therefore, this allows targeted mitigation to be utilised to address the problem. It is thus likely that sewage work odour emissions are likely to be reduced by the latest mitigation works and so it would be unreasonable to recommend refusal of the application based on the likely amenity impacts from sewage plant odours. In addition, the site has an existing consent for residential properties which could begin construction immediately and there are existing residential properties already situated closer to the sewage works than this application site.

Noise

A noise impact assessment has been provided in support of the application which considers surrounding commercial operations and an adjacent substation. The report advises that the activities associated with the commercial properties to the north-west (Seafield Street) and east (Craigentenny Avenue North) may on occasion affect some of the nearest proposed properties by way of noise. Therefore, the agent for the application has confirmed that improved glazing specifications and additional passive ventilation (which meets the requirements of the Building Regulations in terms of fresh air ventilation rates and with suitable acoustic performance) will be fitted within 9 properties which have the potential to be affected by noise from the commercial premises and substation. Such measures will allow the occupants of these application properties to keep their windows closed during times when noise levels are higher whilst also ensuring a suitable level of amenity in terms of ventilation needs. In addition, the noise impact assessment also confirms that noise from the garage premises on Craigentenny Avenue North has the potential to affect 1 property at the eastern corner of the site. In this respect, a 1.8 metre high acoustic barrier has been recommended to mitigate any noise issues associated with the adjacent commercial premises. Conditions are recommended which require the noise mitigation measures to be implemented prior to occupation of the development.

Site Investigations

A preliminary site investigation report has been provided in support of the application which confirms that further investigations should be carried out on site. Therefore, a condition is recommended to that effect which will require the developer to ensure that the site is made suitable for the proposed end use.

Therefore, Environmental Assessment has no objections to this proposed development subject to the following conditions and informatives:

Conditions

Air Quality

1. The development shall be completed in accordance with the requirements specified in the air quality impact assessment AS 0376 dated 17 June 2013. The requirements are detailed in appendix 1 and detailed below;

Construction Mitigation

a) All mobile plant introduced onto the site shall comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts.

Details of vehicle maintenance shall be recorded.

- b) The developer shall ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.*
- c) Internal un-surfaced temporary roadways shall be sprayed with water at regular intervals as conditions require. The frequency of road spraying shall be recorded as part of documented site management procedures.*
- d) Surfaced roads and the public road during all ground works shall be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping shall be recorded as part of documented site management procedures.*
- e) All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.*
- f) Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) shall be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason shall be recorded.*
- g) This dust management plan shall be reviewed monthly during the construction project and the outcome of the review shall be recorded as part of the documented site management procedures.*
- h) No bonfires shall be permitted.*

Informative

1. The developer shall investigate the installation of electric vehicle charging points with reference to Transport Scotland's Switched On Scotland: a Roadmap to Widespread Adoption of Plug-in Vehicles (2013).

Noise

Noise Protection Measures

The noise protection measures to the proposed properties, as defined in the Robin Mackenzie Partnership 'Environmental Noise Assessment' report (Ref R-6319-CS1-RGM), shall be carried out in full and completed prior to the development being occupied.

Those measures comprise the following works:

- 1. A close boarded fence (1.8 metres high and of minimum density 15kg/m²) should be erected and sited as shown in drawing reference 1202/L(0)100.*
- 2. Glazing units with a minimum insulation value of R_{tra} 28dB (e.g. 10mm float glass/12mm cavity/6.4mm laminate glass) and trickle ventilator with minimum insulation level of D_{n,e,w} 29dB should be installed within the properties shown as affected by noise in drawing reference 1202/L(0)100.*

Informative

Trickle vents are to be fitted to all windows as required to comply with Technical Standard 3.14.2 of the Domestic Handbook. All ventilators should be passive requiring no energy to operate.

Site Investigations

Prior to the commencement of construction works on site:

(a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Should you wish to discuss the above, please do not hesitate to contact me on 0131 469 5802.

Addendum

As stated above, Environmental Assessment has no objections to the approval of the application subject to the recommended conditions being attached to any consent.

NB. However, should all of the above conditions not be applied to any consent, Environmental Assessment will require to review the recommendation. In such event, it is imperative that this is notified immediately to the Environmental Assessment case officer.

Flood Prevention

First Response - 24 July 2013:

The Flood Prevention Unit has reviewed the report “Drainage Drawings and Calculations”, Scott Bennett Associates, July 2013 that was submitted as supporting documentation for this planning application, and have the following comments:

- 1. Could the developer provide the calculations which were used to determine the greenfield site equivalent of 15.3l/sec.*
- 2. The developer states that the City of Edinburgh Council's design parameter is for “under a 100 year, no flooding should occur” and for events “under a 200 year if flooding occurs then flood routing be provided”. This is not entirely correct. Our guidelines state that there should be no flooding up to the 200 year event, as stipulated within SPP, and that should the drainage system fail (at any design period) then there should be the provision of flood routing to ensure that properties are not at risk to flooding.*
- 3. The micro-drainage calculations show that for the 200 year events the system is heavily surcharged, but doesn't flood the surrounding land. Without being able to cross-reference the micro-drainage calculations to the drainage drawings it is difficult to ascertain where the surcharged manholes are located, and how close the flood levels are to localised ground levels.*

4. SUDS should be sized to attenuate the 200 year flow. Details and calculations of the SUDS should also be provided.

5. Drawing J2780-020 details the Overland Flow routes through the proposed development. The proposed flow routes are generally acceptable except for those around blocks 1, 2, 3 and 4. The directional arrows indicate that water could be directed towards the entrance doors.

6. No approval in principle from Scottish Water has been included within the submission.

Second response - 26 August 2013:

Reply to agent: - Thank you for your replies to my request for clarification / information. Regarding your points below:

1. Noted and accepted. Ok.

2. I cannot see this drawing number within the Drainage report. Please could you supply. I am assuming that you will be directing the flow into the SUDS infrastructure. If this is not the case then directional flowpath route drawing for pre-development situations will need to be provided to show that you are not making the situation any worse for surrounding properties. It is not intended to direct overland flow into the SUDS infrastructure as this is an underground storage structure. We enclose a pre-development directional flow plan (J2780-021) which indicates that this is effectively the same as the routes post-development.

3. Please could you update your drainage drawing with the micro-drainage plan so that it is easy for me to open up one drawing and be able to understand the location of the surcharged manholes, along with noted ground levels. It is difficult to flick between two drawings to try and locate them. Please see attached drawing J2780-003 with pipe references added.

4. There is a concern that the system is operating under a surcharged condition during the 200 year event for the 15 - 120 minute design parameter. The system is designed not to flood for a 1 in 200 year event but surcharging is accepted.

5. Please could you reissue the drawing J2780-020 rev A since the houses have been blacked out! Please find attached drawing J2780-020 rev A in colour this time.

6. We will need approval in principle from Scottish Water or a factor, for adoption of the SUDS and drainage prior to this Unit being able to approve the planning application. This is to protect the council for maintenance liabilities. We are awaiting Scottish Water response and will forward this in due course. Should Scottish Water not adopt the drainage or SUDS feature then this will be the responsibility of Hillcrest Housing Association, with maintenance managed by the estate factor.

If you need any further information / advice then please do not hesitate to contact me.

Third response - 5 September 2013:

Response to Agent and copied to planning officer- Thank you for your extra note. It is not ideal but I have no further issues; ...- that's the drainage signed off.

Thank you for your email and the one you sent on the 4th Sept.

Using the same numbering system as below:

1. Ok

2. Ok - usually we like to see that any water that is not taken by the system being directed in some manner into the suds system, but noted that it is an underground system.

3. & 4. We do not usually recommend that it is good practise to install a surface water network that is under such surcharged conditions during the 200 year event. It is not the most sustainable approach. However it can only be something that we flag up to the developer as a matter of good practise. Without proper ground levels on the drawing it is difficult to calculate exactly how far below the ground level the surcharged water levels within the manholes rise. However there does appear to be at least a metre difference - please could you correct me if I am wrong here? We can confirm that most of the manholes have at least a metre difference between the cover level and surcharged level with only two having about 0.6m difference, we trust this is acceptable.

5. Acceptable.

6. Acceptable.

I have no further issues with regards to this planning application.

Edinburgh Urban Design Panel

REPORT of meeting held at Midlothian Suite on 22 August 2012

Presenters – Eastern General Eugene Mullan Smith Scott Mullan Associates Emma

Garry Hillcrest Housing Association Duncan Tait J Smart + Co

Lesley Carus City of Edinburgh Council Keith Hutchison Montagu Evans

Panel members

David Leslie Chair – City of Edinburgh Council Jill Malvenan Architecture + Design

Scotland; Euan Leitch The Cockburn Association; Peter Robinson EAA;

Andrew Leslie EAA; Robert Black EAA; Peter McGowan Landscape Institute Scotland;

James Morgan Heriot Watt University; Ian Thomson Historic Scotland; Charles Strang

RTPI in Scotland; Leslie Forsyth ESALA; Kevin Lawson Lothian & Borders Police;

Andrew MacIver Napier University; Francis Newton Secretariat City of Edinburgh Council

EDINBURGH URBAN DESIGN PANEL

Eastern General Hospital Site

1 Introduction

1.1 This report relates to a proposal for residential development on a 2.46 hectare site occupied by the former Eastern General Hospital, Seafield Street, North East Edinburgh.

1.2 This is the first time that proposals for the site have been reviewed by the Panel.

1.3 No declarations of interest were made by any Panel members in relation to this scheme.

1.4 This report should be read in conjunction with the pre meeting papers which provide a planning issues paper and presentation material of the scheme.

1.5 This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view about the proposals at a later stage.

1.6 Lesley Carus CEC presented the Planning Issues Paper and Eugene Mullan presented the design proposal for the north eastern part of the former hospital site.

1.7 The original redevelopment scheme covering the entire hospital site was approved in March 2006. Reserved matters were siting, design, external appearance, parking and access, cycle parking, landscaping and density. Reserved matters were approved in September 2008 for the erection of 60 flatted units in 7 blocks, 4 re-provision houses and dementia care unit in the south western part of the site. This scheme was partially taken forward, resulting in 7 flatted blocks being developed around a newly created access spur to the south west of the site.

1.8 The presenters are thanked by the Panel for their presentations.

2 Site Concept, Layout, massing and density

2.1 These proposals seek to develop the remaining north eastern part of the site, with a further 154 units. The scheme would comprise mainly flatted units, with 70 units social rented, 70 units for mid-market rent, and 14 units for private sale.

2.2 This proposal differs from the original development concept approved for the site. The presence of high capacity sewer (2.5m diameter) running broadly north-south across the site makes the original concept unrealisable. The former administration building (Category B listed) which was retained to provide a focal point within the original design concept, has now been demolished following fire damage, so presents a fresh opportunity to consider the design approach.

2.3 Density, height and the spatial arrangement of the proposal all inter-relate and should be considered together.

2.4 The Panel suggested the proposed density of scheme could be increased with scheme phased over a longer timescale. The client considers that the proposed density and mix are correct, and due to uncertainties regarding long term government funding, are keen to proceed with the scheme as currently proposed to ensure funding deadlines are achieved.

2.4 The design team confirmed that a diversity of heights, 3, 4, and 5 storeys were now proposed, whereas the previous proposal maintained a uniform 4 storey height across the site. The Panel were generally comfortable with the variety of heights proposed. However, in seeking to increase density of development and bearing in mind the costs of lift construction 6 storeys may be worthy of consideration. It is noted that the architect agreed that 5 storey construction is less cost effective in relation to lift costs per dwelling than 6 storeys. Sections through the site would be essential to fully assess whether such an approach would be appropriate. It would also be desirable that development is not massed upwards towards the Golf Course.

2.6 The Panel considered that the spatial arrangement between buildings had not yet been fully explored, particularly the detail of the perimeter block in the north western part of the site. The panel advised that particular attention should be paid to frontage to frontage relationships, the arrangement of buildings at block corners, views to external landscaped spaces and topography.

2.7 The Panel agreed that the design and treatment of spaces between buildings are key to ensuring a sense of identity and cohesiveness across the site, and ultimately to whether this scheme succeeds or fails.

3 Landscape and Open Space

3.1 The design team confirmed that most landscape elements would be street based, with routes providing a series of linked spaces. External pedestrian connections to adjacent open spaces would be established to the north west and south east.

The Panel identified a number of unresolved spaces and the need to fully explore the design of green space. Good landscape design, with effective integration of car parking and the inclusion of a 'village green' or focal space could help achieve a strong development identity.

3.2 The Panel questioned the provision of play space within the scheme. The design team confirmed that there would be scope for creating play space within the site for younger children, although a location and detail for this has yet to be confirmed. The Panel agreed that any such space needed to be subject to strong natural surveillance.

3.3 The Panel also enquired as to whether landscaped spaces around the edges of the site, could be utilised to help achieve SUDS objectives. However, this was not discussed further, due to the absence of detailed sectional information.

4 Transport

4.1 The Panel remarked on the relatively low parking provision in the scheme and their understanding of a restricted level of bus services in the immediate area. The design team confirmed that the original proposal had made provision for bus loop running through the site, with a bus turning head implemented at the Seafield Street site entrance. Although no through vehicle connection for general traffic is proposed, through access for buses, emergency access and refuse vehicles will be explored further.

4.2 The Panel commented on the presence of local services in the area surrounding the site. The design team and client confirmed the local shopping facilities exist within walking distance on both Findlay Gardens to the south west and Seafield Road.

5 Historic site features

5.1 The Panel welcomed the retention and proposed re-use of remaining listed buildings on the site. These include the former Matrons House and Mortuary Chapel (both category C(S) listed). However, the Panel did comment on the suitability of using the Mortuary Chapel for residential use.

5.2 The Panel sought clarification as to whether any material remained from the now demolished former Administration Building. The design team confirmed that a number of sandstone pieces, mainly window surrounds, had been retained although the condition and usability of these had yet to be fully established. The Panel expressed a desire that this stonework should be re-used within the scheme.

5.3 The Panel commented on the presence of the historic brick boundary walls and whether these could be removed to improve visual connectivity to surrounding open space and permeability across the site. However, the Panel considered that the wall possesses some character, provides a degree of protection at the site edges and should be retained.

6 Architectural design issues

6.1 The Panel enquired to the extents of scheme being 'tenure blind' given the relatively high proportion of social housing. The design team and client considered that this would be achieved with no difference in specification across the site between social and private tenure.

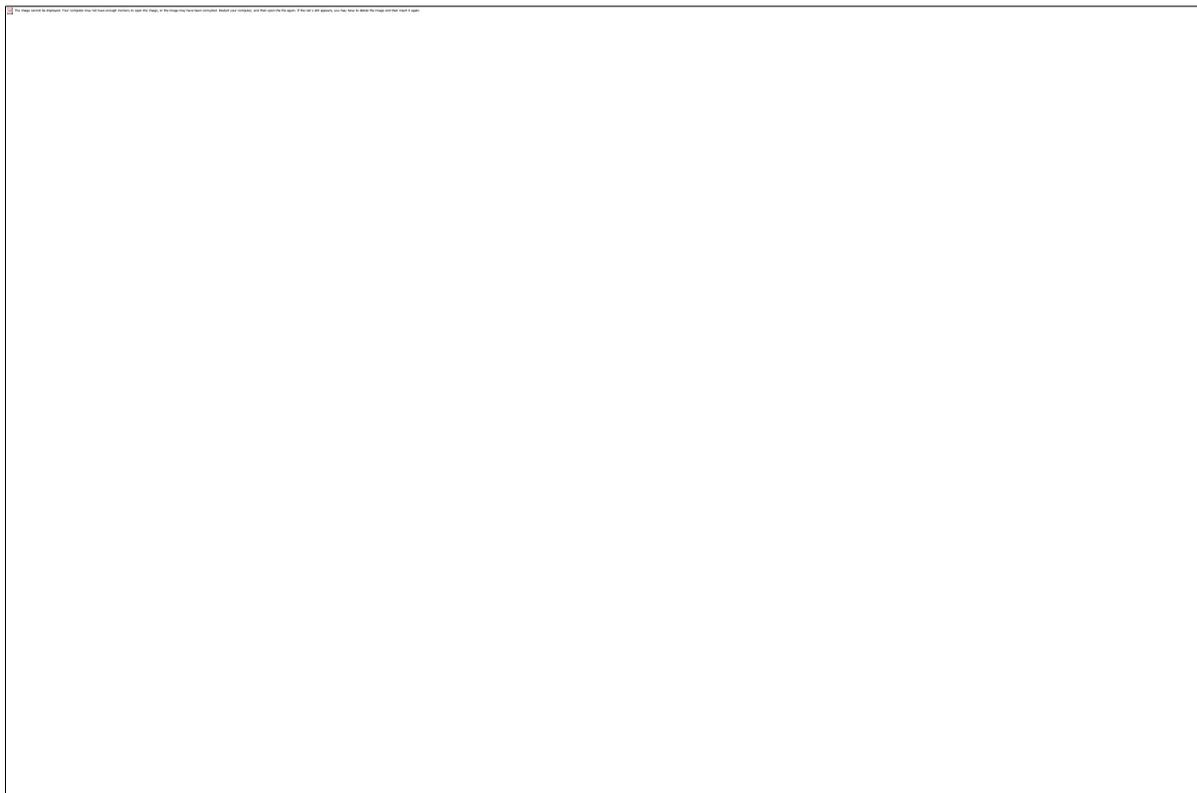
6.2 The Panel enquired as to whether any architectural detail had yet been prepared. The design team confirmed that the architectural design is not yet fully developed. However, this aspect will be progressed in advance of public consultation stage. A design and build delivery method is proposed, with the client having a strong ability to influence design outcomes. They also place a particular emphasis on quality design for open space and landscaping.

6.3 The Panel remarked on the design of the balconies in the first phase on the site raises security concerns and this needs to be avoided in the subsequent phase. The client confirmed that 'Secured by Design' status was being sought for the scheme.

7 Summary

7.1 The Panel welcomed the opportunity to see the scheme in the early stages of development and considered that the revised proposals represented an improvement over the design of the original proposal, particularly in terms of permeability and the opportunities presented in terms of open space design. However, there is a need to ensure that a sense of identity and cohesiveness is achieved across the site. Sectional drawings should also be prepared to show the relationship between the proposals and topography of the site and the surroundings.

Location Plan



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