

# Development Management Sub Committee

Wednesday 25 June 2014

## Application for Approval of Matters Specified in Conds 14/00546/AMC

At Site 114 Metres Southwest Of 19, Hutchison Road, Edinburgh

Residential development of 114 units with associated engineering, landscape, car parking and access.

Item number 4.12

Report number

Wards

A09 - Fountainbridge/Craiglockhart

### Summary

---

The principle of the proposed development accords with the development plan. The scale and design is appropriate and residential amenity will not be adversely affected. The impact on landscape, biodiversity and road safety has been assessed and is considered acceptable. There are no other material considerations that outweigh this conclusion.

### Links

---

[Policies and guidance for this application](#)

LPC, CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITE8, CITE9, CITE18, CITOS3, CITH1, CITH2, CITH3, CITH4, CITH7, CITH8, CITT1, CITT4, CITT5, CITT6, CITT13, CITI6, NSG, NSGD02, NSP, NSMDV,

# Report

## Recommendations

---

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

## Background

---

### 2.1 Site description

The application site, which measures approximately 1.5 hectares in area and has been vacant for over 10 years, forms part of a wider site previously occupied by the fruit market and supermarket buildings that have been demolished. It is largely covered by self-seeded vegetation. The site has no dedicated access with the overall site access from West Gorgie Place.

The overall site is bounded by Chesser Avenue to the south west, which sits substantially higher, and Hutchison Road to the south east. Along the north west boundary is, from west to east, a recent 4-storey flatted development, a 6-storey Government Office building and single-storey residential properties. Adjacent to the site along Hutchison Road are small-scale commercial units. To the south, across Hutchison Road are 3-storey flatted properties.

### 2.2 Site History

6 February 2003 - the Planning Committee approved the Statement of Urban Design Principles for Chesser Avenue, East Side.

26 February 2003 - outline planning permission was granted for a residential development (application reference - 02/00285/OUT). The number of units was not specified.

06 February 2004 - an application for a residential development was withdrawn (application reference - 01/02878/OUT).

15 July 2005 - an application for the erection of a phased residential and commercial development, road infrastructure, landscaping and ancillary works was withdrawn (application reference - 03/02722/FUL).

15 July 2005 - an application for the erection of a residential and commercial development, landscaping ancillary works and road infrastructure was withdrawn (application reference - 03/04689/FUL).

27 October 2005 - outline planning permission was granted for a residential development and associated landscaping, parking and access works (application reference - 04/04031/OUT).

28 April 2008 - an application for the approval of reserved matters (application reference - 04/04031/OUT) relating to design and external appearance was withdrawn (application reference - 08/00782/REM).

18 September 2008 - approval of reserved matters (application reference - 04/04031/OUT) relating to siting, parking and access, walkways and cycle ways, drainage and landscaping, height, waste management and recycling facilities and Transport Assessment (application reference - 07/04940/REM).

23 September 2008 - approval of reserved matters (application reference - 04/04031/OUT) relating to design and external appearance (application reference - 07/05342/REM).

23 September 2008 - approval of reserved matters (application reference - 04/04031/OUT) relating to design and external appearance (application reference - 08/00012/REM).

06 February 2009 - an application was granted for the modification of a deemed planning condition, in respect of outline planning permission (application reference - 04/04031/OUT) to allow applications for the approval of reserved matters to be submitted within five years of the grant outline planning permission (application reference - 08/04167/FUL).

23 March 2011 - minded to approve an application for a four storey care home with ancillary parking and landscaping use class 8 subject to the conclusion of a legal agreement (application reference - 08/03961/FUL).

12 June 2012 - planning permission in principle was granted for a mixed use development comprising residential and retail foodstore (class 1) and associated access and parking (application reference - 11/01250/PPP).

### Related applications

10 February 2014 - an application has been submitted for the erection of 3 units including external seating area for retail (class 1), food and drink (class 3) and takeaway (sui generis) use (application reference - 14/00486/FUL). This application, the site of which is immediately abuts the application site to the south-west, is also being considered at this Committee meeting.

10 February 2014 - an application has been submitted for a retail unit (Class 1) and associated works (application reference - 14/00487/FUL). This application, the site of which is immediately abuts the application site to the west, is also being considered at this Committee meeting.

10 February 2014 - an application has been submitted for the approval of matters specified in conditions of 11/01250/PPP for retail development (Class 1), engineering works, landscaping, car parking and access (application reference - 14/00488/AMC). This application, the site of which is to the west of the application site, is also being considered at this Committee meeting.

## **Main report**

---

### **3.1 Description Of The Proposal**

Approval is sought for detailed matters relating to planning permission in principle for a residential development totalling 114 units.

The breakdown of accommodation is as follows:

#### Affordable Housing

- 1 bedroom apartments x 24;
- 2 bedroom apartments x 56.

#### Market Housing

- 2 bedroom houses x 14;
- 3 bedroom houses x 8;
- 4 bedroom houses x 12.

The housing will be a mix of semi-detached and terraced properties and will be 3-storeys and 2-storeys high respectively. The apartment blocks will be 4-storeys high. The external finishes will predominantly be white smooth render and red facing brick with elements of zinc cladding.

Vehicular access will be via Hutchison Road and Hutchison Crossway but will not be a through-route. Parking, including visitor parking, will be provided in the form of private driveways and parking courts. All of the houses will have private gardens and the apartments will have small, semi-private gardens and will also have access to communal open space across the site.

### **Scheme 1**

The following amendments have been made to the original proposals:

- Block C, which is the most north-easterly block, has been relocated further west to create a central area of public open space;
- The access road to Court 3 has been relocated from the north to the west; and
- The area of open space to the south of Blocks A and B, which sit closest to the proposed retail development, has been increased.

The following documents have been submitted in support of the application, all of which are available to via the Planning & Building Standards online services:

- Design & Access Statement; and
- Sustainability Statement.

### **3.2 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?

### **3.3 Assessment**

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

- a) the proposals are acceptable in principle;
- b) the scale and design of the proposals is acceptable;
- c) the proposals raise any implications for road or pedestrian safety;
- d) the proposals are acceptable in terms of landscape and biodiversity;
- e) the proposals will adversely affect existing residential amenity;
- f) the proposals afford an acceptable living environment for future residents;
- g) the proposals are adequate in respect of infrastructure and affordable housing provision;
- h) the proposals meet the Council's requirements in respect of sustainability;
- i) the proposals raise any issues in respect of equalities or human rights;
- j) there are any other material considerations; and
- k) the representations raise issues to be addressed.

#### **a) Principle**

The Edinburgh City Local Plan identifies the application site as part of a strategic housing allocation and planning permission in principle was granted in 2012 for residential development on this part of the site. The local plan designation and extant planning permission establish that the principle of residential development is acceptable.

#### **b) Scale & Design**

The application site and the wider redevelopment site is subject to the Statement of Urban Design Principles for Chesser Avenue approved in 2003. Whilst that document envisaged the wider site being developed for housing, the principles remain applicable to the current proposals.

The mix of 2, 3 and 4-storey buildings is consistent with the statement of design principles on the basis that the positioning of the buildings acknowledges the

surrounding context with low rise development in the 'tail' of the site and the higher development fronting Hutchison Road and the access road.

The proposed retail layout on the adjoining site will not allow the overall layout to be wholly developed in accordance with the urban design principles. However, the proposed layout adopts a perimeter block approach as suggested with properties fronting onto the road network and a clear distinction between public and private spaces being created. Whilst there is a clear building line along the south side of Hutchison Road, the building line along the north side is more disjointed with the proposed blocks sitting slightly closer to the road than existing properties further to the east. The impact of this positioning will be reduced at street level with the introduction of hedging.

The semi-detached and terraced houses are well designed with interesting modelling and well articulated roofs. The proposed architectural treatment of the flatted blocks is simple with flat roofs that have minimal articulation and are untypical of the surrounding residential area. However, the principal materials are brick and render, which will sit comfortably within the surrounding context.

In summary, the proposed design, layout and height represents an enhancement of a prominent, longstanding gap site that accords with many of the principles set out in the Statement of Urban Design Principles.

### c) Road & Pedestrian Safety

Vehicular access to the site will be provided from Hutchison Road and Hutchison Crossway but will not serve as a through-route in order to prevent potential "rat-running" between Gorgie Road and Slateford Road. However, access through the site will be achievable by emergency vehicles. The proposed road layout includes adequate turning facilities to accommodate the safe movement of refuse vehicles.

The mix of parking courts, driveways and on-street parking is compliant with the Council's parking standards. Cycle parking is to be provided in line with parking standards. The exact form and layout of the cycle provision is yet to be agreed but can be suitably controlled by planning condition.

The road layout within the site and its adherence to '*Designing Streets*' has been questioned. One of the aims of that document is to influence driver behaviour and reduce vehicle speeds to levels that are appropriate for the local context. The proposed road layout includes sharp turns and a narrowing of the carriageway in places that will help to reduce speed.

*Designing Streets* seeks new streets to be distinctive; safe and pleasant, easy to move around, welcoming, adaptable and, resource efficient. Street layout in the local area is varied in form and the proposed layout continues this variety. It has been noted above that the layout has been designed to reduce traffic speeds. The layout does not give priority to pedestrians over motor vehicles although pedestrian movement through the site is logical. Cyclists are encouraged to share the carriageway with other vehicles as per the guidance.

The street layout allows walkable access to local amenities such as the retail units and public transport connections on Chesser Avenue by creating new routes. The street

layout will enable the development to enjoy a southerly aspect and there will be tree planting alongside the new road to help soften its appearance. The proposals meet the aspirations of *Designing Streets*.

Regarding cycle infrastructure, a direct route will be provided between the residential development and the retail units and a condition is proposed to ensure its delivery prior to the occupation of the flatted blocks. The provision of that link means that it is still possible to achieve a direct east-west cycle route across the site leading to the currently closed underpass as part of a wider network. The underpass that runs below Chesser Avenue is outwith the control of the applicant and the Council and therefore will not be reopened as part of these proposals. The cycle route through the site, via the proposed access road, will connect with existing cycle routes to the east. A financial contribution towards cycle infrastructure has been secured as part of the planning permission in principle, which could be used towards appropriate signage to further promote the cycle links. Transport Planning has raised no objections to the proposals.

In summary, parking provision complies with Council guidelines; provision has been made for cycle infrastructure, and the street layout accords with *Designing Streets*.

#### d) Landscape & Biodiversity

An extensive mix of new tree planting, shrubs, hedging and grassed areas across the breadth of the site will be introduced as part of the proposals. The variety of landscaping will present a soft edge to the street and throughout the development and represents a significant improvement upon the existing site condition.

The landscape layout has been revised to include a central grassed area that will be sufficiently large to be an active space as well as offer visual amenity on the primary pedestrian route through the site. The provision of usable open space alongside structured tree planting accords with the urban design principles.

There are no protected species inhabiting the site. The extensive greening of the site will help to encourage biodiversity.

In summary, the proposed landscaping will enhance the streetscene and immediate environment, and has the potential to encourage biodiversity.

#### e) Residential Amenity

The proposed houses on the eastern part of the site will present blank gables to the north and will not overlook existing properties on Eltringham Gardens. The majority of gardens of the proposed terraced housing along the northern boundary will exceed 9 metres in depth and in the cases where this is not achieved, the properties will look onto a blank gable or a front garden that is already overlooked; privacy will be safeguarded.

The proposals will not result in a loss of daylight or sunlight to neighbouring residential windows. The proposed houses along the northern boundary will result in some overshadowing of neighbouring gardens in Eltringham Grove and Eltringham Gardens

but these properties benefit from very deep gardens and the level of overshadowing will not compromise the amenity of those gardens.

In summary, existing residential amenity will not be unacceptably affected by way of overshadowing; loss of daylight or loss of privacy and the redevelopment of a longstanding, unsightly gap site has the potential to enhance the amenity of neighbouring residents.

#### f) Future Living Environment

The proposed properties will have access to a mix of private gardens, semi-private gardens and communal open space. These spaces will be of sufficient size to be usable spaces that offer amenity.

The proposals exceed the standards set in the Edinburgh Design Guidance for minimum floorspace.

Any overshadowing from the proposed apartment blocks would largely fall on parking courtyards or the access road. Potential overshadowing from the proposed houses will be limited and will not affect neighbouring windows. The proposed layout has considered privacy requirements and there are no areas of conflict.

Specific measures have been identified to protect future residents from noise associated with the proposed retail development, including the positioning of windows and boundary fences. Environmental Assessment is supportive of the proposals but require further technical information in respect of room ventilation and noise, including road noise and this can be addressed by planning conditions. None of the proposed apartments will have lifts and as such, a condition relating to lift noise is not required.

In summary, there are no concerns over privacy or daylight; there will be good access to amenity space and the impact of noise can be suitably controlled through planning conditions.

#### g) Infrastructure & Affordable Housing

Of the proposed 114 residential units, 80 are to be considered affordable, which equates to 70% of the development. That figure comfortably exceeds the Council's minimum requirement of 25% and is to be welcomed. The proposals do not include a representative mix (i.e. affordable flats and market houses) but the delivery of a high percentage of affordable units coupled with the benefits of redeveloping a prominent, longstanding gap site justify an exception in this case. Housing and Regeneration supports the proposals.

The proposals will incorporate SUDS measures in the form of permeable surfacing for parking and access roads along with underground filtration trenches to provide adequate surface water attenuation.

SEPA has raised no objections to the proposals.

A financial contribution towards alleviating accommodation pressure at Balgreen Primary School has already been secured as part of the planning permission in principle.

In summary, drainage and school capacity has been addressed and the approach to affordable housing is justified in this instance.

#### h) Sustainability

The applicant has submitted a sustainability statement in support of the application.

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
<b>Total points</b>	<b>80</b>	<b>80</b>

#### Desirable Elements

In addition the applicants have provided a commitment to further sustainability measures as set out in the desirable elements. Additional measures include the proposed use of air source heat pumps and solar photo-voltaic panels.

In summary, the proposal complies with the sustainability requirements of the Edinburgh Design Guidance.

#### i) Equalities & Human Rights

The proposed development will create an environment where public spaces can be used safely and securely. The proposals will offer a good standard of living with access to transport and public places including green spaces. The proposals will have a positive impact in respect of rights.

A range of living accommodation will be provided that will support different users including young families and the elderly. The site is accessible for people with mobility issues. The proposals include a high proportion of affordable housing to assist those who cannot access traditional housing markets. The proposals will have a positive impact in respect of equalities.

In summary, the proposals will have a positive impact in respect of equalities and rights.

#### j) Other Material Considerations

The application site is identified within an area of local archaeological significance. Of particular interest are potential remains associated with an early 20th Century rail head, a 19th Century road and a cottage with the site having remained relatively free of major development. Given the potential for archaeological remains, it is appropriate to impose a condition requiring a programme of archaeological work in accordance with a written scheme of investigation prior to the commencement of development on the affected area.

#### k) Representations

### **Material Issues**

#### *Road & Pedestrian Safety*

- There is no clearly delineated east-west cycle route through the site;
- The underpass below Chesser Avenue, which could provide a segregated route, is sidelined and at risk of being lost;
- The site is potentially a link in a much longer cycle route;
- The cycle route on site is not direct; is in potential conflict with motor traffic, and is not clearly de-lined;
- The on site cycle route will not link with the established cycleway approaching from Hutchison Crossway;
- The link involves weaving around buildings and using narrow paths leave insufficient room for pedestrians and cyclists to pass each other;
- The Chesser Avenue underpass is an opportunity that can be opened up at minimal cost; and
- The proposals do not conform to the principles of 'Designing Streets'.
- These issues have been addressed in section 3.3 c) of the assessment.

### **Conclusion**

In conclusion, the principle of the proposed development accords with the development plan. The scale and design is appropriate and residential amenity will not be adversely affected. The impact on landscape, biodiversity and road safety has been assessed and is considered acceptable. There are no other material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application subject to conditions originally imposed as part of the planning permission in principle in respect of

archaeology, air quality, ground contamination and noise; and a further condition in respect of materials and cycling infrastructure.

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

### **3.4 Conditions/reasons/informatives**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. The development shall be completed in accordance with the requirements specified in the air quality impact assessment AGGX4336189 Chesser Avenue dated 4 April 2011. The requirements are detailed in chapter 6.
3.
  - 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.
4. No development shall take place until a scheme for protecting the occupants of existing surrounding residential properties and future occupiers of the residential development hereby approved from noise associated with retail activities and other surrounding commercial uses has been submitted to and approved by the Head of Planning; all works which form part of the approved scheme shall be implemented in full before any part of the development is occupied.
5. No development shall take place until a scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise has been submitted and approved by the Council as Planning Authority.

The agreed scheme must be implemented in full, prior to the use being taken up.
6. Sample/s of the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work commences on site.

7. Prior to the occupation of the approved apartment blocks, a direct, 3 metre wide pedestrian/cycle link shall be installed between the approved access road and the western boundary of the site directly to the south of Blocks A and B.
8. Prior to the commencement of development, details of the proposed cycle parking including number, form and precise location shall be submitted to and agreed in writing by the Head of Planning.

**Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
4. In order to protect the amenity of the occupiers of the development.
5. In order to protect the amenity of the occupiers of the development.
6. In order to enable the Head of Planning Authority to consider this/these matter/s in detail.
7. In order to encourage sustainable travel.
8. In order to ensure that the level of parking is adequate.

**Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. 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.

## **Financial impact**

---

### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

---

**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

---

### **6.1 The equalities impact has been assessed as follows:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

---

### **7.1 The sustainability impact has been assessed as follows:**

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

## **Consultation and engagement**

---

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

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

There have been two letters of representation received; 1 objecting and 1 providing general comments on the proposals. The following material points have been raised:

- Road & pedestrian safety.

Hutchison Chesser Community Council has offered no comments on the proposals.

## Background reading / external references

---

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

### Statutory Development

#### Plan Provision

The application site is identified in the Edinburgh City Local Plan as part of a housing proposal (HSG 2 - Chesser Avenue).

#### Date registered

17 February 2014

#### Drawing numbers/Scheme

01, 02a-09a, 10, 12-13, 14a-16a, 17-23, 24a-25a, 26-32,

Scheme 2

## David R. Leslie

Acting Head of Planning and Building Standards

Contact: Andrew Trigger, Planning Officer

E-mail: [andrew.trigger@edinburgh.gov.uk](mailto:andrew.trigger@edinburgh.gov.uk) Tel: 0131 529 3931

## 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 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 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 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

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 Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Tra 1 (Major Travel Generating Development) supports major travel generating development in the Central Area, and sets criteria for assessing major travel generating development elsewhere.

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.

Policy Tra 13 (Cycle and Footpath Network) prevents development which would prevent implementation of, prejudice or obstruct the current or potential cycle and footpath network.

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** 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** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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

# Appendix 1

## Consultations

---

### Transport Planning

*I have no objections to the application.*

#### *Informatives*

- 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) There are a number of small issues with regard to the car parking and horizontal alignments but these will be dealt with when the application is submitted for Road Construction Consent.*

### Housing & Regeneration

*Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.*

- The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.*
- This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.*

#### *Affordable Housing Requirement*

*This application refers to the approval of matters specified in conditions for an application for planning permission in principle reference number 11/01250/PPP.*

*The application is for 114 flats and houses and as such the AHP will apply. The affordable housing requirement for this site will be 28 homes of approved affordable housing tenures.*

*The applicant is proposing to provide 80 of the homes for affordable rent. These will be provided as a mixture of social rent and mid market rent. This is significantly in excess of policy requirements and is warmly welcomed by this department.*

#### *Integration and House types/size*

*In terms of integration, the apartment buildings are positioned at the entrance to the site on Hutchison Road and the market units along the rear of the site running from east to west.*

*This gives the impression that the affordable flats are not well integrated with the market homes. However, due to the constraints of the site and in order to assure that the affordable homes are easily accessible to local amenities and public transport, this is acceptable.*

*In terms of offering a representative mix of house types and sizes, in accordance with the AHP and due to the constraints of this site, we will work with the developer to achieve an acceptable outcome.*

### *Summary*

*The applicant has made a commitment to provide significantly in excess of the AHP requirement and this is warmly welcomed and the homes will be sufficiently integrated and accessible.*

*The agreed affordable homes will be delivered through the existing Section 75 Legal Agreement.*

### **Environmental Assessment**

*Environmental Assessment raised concerns and recommended conditions in response to application 11/01250/PPP. Relevant to this application are the conditions regarding noise, air quality and contaminated land. In this regard, a noise impact assessment has been submitted by the applicant, a site investigation has also taken place, however, the findings of this report are not yet known.*

*Environmental Assessment has no objections to this proposed development, subject to the following conditions:*

### *Conditions*

#### *Air Quality*

- 1. The development shall be completed in accordance with the requirements specified in the air quality impact assessment AGGX4336189 Chesser Avenue dated 4 April 2011. The requirements are detailed in chapter 6.*

#### *Contaminated Land*

- 2. Prior to the commencement of construction works on site:*

*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  
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.*

### *Residential*

- 3. The design, installation and operation of the lift shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.*
- 4. No development shall take place until a scheme for protecting the occupants of existing surrounding residential properties and future occupiers of the residential development hereby approved from noise associated with supermarket activities and other surrounding commercial uses has been submitted to and approved by the Head of Planning; all works which form part of the approved scheme shall be implemented in full before any part of the development is occupied.*
- 5. No development shall take place until a scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise has been submitted and approved by the Council as Planning Authority. The scheme will be designed in accordance with BS8233:1999 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' to attain the following internal noise levels:*

*Bedrooms - 30dB LAeq, T and 45dB LAfmax  
Living Rooms - 30 dB LAeq, D*

*T - Night-time 8 hours between 2300 - 0700*

*D - Daytime 16 hours between 0700 - 2300*

*The agreed scheme must be implemented in full, prior to the use being taken up.*

### **Archaeology**

*As discussed in relation to the 2011 consented application (11/01250/PPP) the site until c.1900 remained relatively undeveloped farmland, bisected by a country road leading to Gorgie Farm to the north and containing the site of a small 19th century rural building (farmer labourers cottage). The northern half of the site becomes developed at the turn of the 20th century with the construction of a railhead, with the southern half of the site remaining relatively open until the interwar years when small scale industry moves in as part of the industrial/commercial expansion of Edinburgh.*

*Accordingly the site has been identified as occurring within an area of local archaeological significance. 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 (2010) policy 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.*

*To date no archaeology work has been undertaken to investigate and record the archaeological sites identified in my earlier report (e.g. the c.1900 railhead, the 19th century road and cottage). Accordingly it is recommended that the original condition is attached to this AMC application (see below) in order that the required programme of archaeological excavations is carried out prior to/during development.*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, 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.*

## **SEPA**

*We have no objection to these planning applications providing that the two AMC applications (14/00488/AMC and 14/00546/AMC) follow the principles of the agreed Flood Risk and Proposed Drainage Strategy (dated 22 March 2011) which accompanied the consented planning application 11/01250/PPP. If the applications do not follow the same principles then please re-consult us.*

*For applications 14/00486/FUL and 14/00487/FUL, we acknowledge that these are additional applications which could increase the overall drainage capacity of the site, however as it appears that the drainage is to be taken to Scottish Water sewers we offer no objection to these two applications.*

*Comments from Scottish Water should be sought where the SUDS proposals would be adopted by them. We encourage the design of SUDS to Sewers for Scotland Second Edition standards and the adoption of SUDS features by Scottish Water as we are of the view that this leads to best standards and maintenance.*

## **Police Scotland**

*I am writing on behalf of Police Scotland to provide comments on the above planning applications.*

### *Observations and comments*

*Levels of recorded crime for the area where the planning application is being made can be made available on request.*

- *Reference should be made to the New Homes Secured By Design document for guidance on standards and layouts - both Section 01: Layout & Design and Section 02: Physical Security*
- *Consideration should be given by the architects and client to applying for a Secured By Design award.*

## Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420  
**END**