

Development Management Sub-Committee

Wednesday 24 September 2014

REPORT ON FORTHCOMING APPLICATION BY EVANTYR PROPERTIES LIMITED FOR RESIDENTIAL DEVELOPMENT OF 52 FLATS AT 1 - 11 DALGETY ROAD EDINBURGH EH7 5UH.

Item number	9.3
Report number	
Wards	A14 - Craigentinny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of residential development at 1-11 Dalgety Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 29 May 2014.

Links

Coalition pledges	
Council outcomes	CO7 , CO19 , CO23
Single Outcome Agreement	SO4

REPORT ON FORTHCOMING APPLICATION BY EVANTYR PROPERTIES LIMITED FOR RESIDENTIAL DEVELOPMENT OF 52 FLATS AT 1 - 11 DALGETY ROAD EDINBURGH EH7 5UH.

Recommendations

1.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Background

2.1 Site Description

The application site is located on the corner of Marionville Road and Dalgety Road, opposite the rear of Meadowbank Sports Centre. A railway line runs along the back of the site and beyond that is a vacant site and Lochend Park. Next door to the site are modern blocks of flats. A print works was located on the site and is now demolished.

Dalgety Road is a residential street with a mixture of traditional stone tenements and modern flats. Marionville Road mostly consists of traditional tenements and includes Meadowbank Sports Centre (its main entrance is from London Road). The predominant land use is housing with other uses, such as shops, sports facilities, schools and a park found in the surrounding area.

Marionville Road links London Road, a main thoroughfare, to the residential areas of Marionville and Lochend, and onto Craigentinny and Leith. It is a bus route.

2.2 Site History

The relevant site history is:

29 October 2008 – application withdrawn for erection of flatted residential and commercial accommodation (planning reference: 07/02846/FUL).

3 July 2014 – proposal of application Notice approved for residential development of 52 flats (reference: 14/02545/PAN).

Other relevant history is:

23 May 2014 – application received for demolition of existing business unit (use class 4), erection of new residential development (use class 9) comprising 34 residential flats

with associated landscaping and enabling works at 71 Marionville Road Edinburgh EH7 6AQ [site to the east over the railway] (Planning reference: 14/02089/FUL).

Main report

3.1 Description of the Proposal

The proposal is for a residential development of 52 flats. They will form a “L” shape fronting Dalgety Road and Marionville Road and will be set back from Dalgety Road. Associated works such as car parking and landscaping are also proposed.

Vehicular access will be taken from the existing access in Dalgety Road and parking for both vehicles and bicycles will be under the building.

3.2 Key Issues

Planning permission in full will be sought for residential development. The key considerations against which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The application site is defined as being in the Urban Area in the Edinburgh City Local Plan and in the Second Proposed Local Development Plan.

b) the design and layout are acceptable;

The application will be submitted for planning permission in full. It will detail the block layout, design, overshadowing impacts, access arrangements and landscaping. The proposal will be expected to conform with the Edinburgh Design Guidance.

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

The proposal should have regard to the transport policy of the Edinburgh City Local Plan and Designing Streets. Consideration will need to be given to any additional impact on traffic flows and access to public transport. Transport information will be required to support the application and a parking accommodation schedule should be submitted with the application.

d) There are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

In order to support the application the following information will be submitted:

- Site investigations – contamination survey & remediation
- Flood Risk Assessment, Drainage & Surface Water Management Plan
- Archaeology
- Noise Assessment - & mitigation
- Light Pollution (re: floodlights from Meadowbank Stadium)
- Air Quality
- Energy Centres – details & capacity
- Landscape Plan
- Pre-application Consultation Report (PAC)
- Design and Access Statement
- Transport Information
- Sustainability Information - (S1) Sustainability Assessment Form
- Affordable Housing

3.3 Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new applications are received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 There are no financial implications for the Council. A legal agreement may be required at application stage.

Risk, policy, compliance and governance impact

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

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 The Proposal of Application Notice (reference 14/02545/PAN) outlined a community presentation which was held on 12 August 2014. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading/external references

- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

David R Leslie

Acting Head of Planning and Building Standards

Contact: Jackie McInnes, Planner

E-mail: jackie.mcinnnes@edinburgh.gov.uk | Tel: 0131 469 3731

Links

Coalition pledges

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

Location Plan

Location Plan

