

Development Management Sub-Committee

Wednesday 28 January 2015

REPORT ON FORTHCOMING APPLICATION BY PLACES FOR PEOPLE FOR RESIDENTIAL DEVELOPMENT AT LAND 80 METRES SOUTH EAST OF 12 ALMOND COURT, GREENDYKES ROAD, EDINBURGH

Item number	9.2
Report number	
Wards	A17 – Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major residential development and potential demolition of an existing building on land at 80 metres south east of 12 Almond Court, The Thistle Foundation, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 14/05092/PAN) on 5 December 2014.

Links

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

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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 in the southern part of The Thistle Foundation grounds. It is bounded by Greendykes Road, Greendykes Avenue, Almond Court and East Court. Wighton House is positioned to the north east of the application site and is a community facility for both residents of The Thistle Foundation and non-residents. The remaining part of the application site is currently an area of grass with sparse tree planting and shrubbery.

The Thistle Foundation lies on the south side of Niddrie Mains Road and is bounded by Greendykes Road and Greendykes Avenue, Tudsbery Avenue and Craigmillar Castle Avenue. The houses are arranged around grass courts and buildings housing supporting services were also constructed. Part of The Thistle Foundation is a conservation area and in the northern part there are listed buildings in the form of the category A Robin Chapel (date of listing 14 June 2002, Item Number 2746, HB number 48686) and category B housing at 1 – 19 Chapel Court, 1 – 23 West Court and 14 – 18 Queen’s Walk (date of listing 14 June 2002, Item number 2747, HB number 48687).

The surrounding area is predominantly residential including recently completed housing redevelopment sites. Castlebrae High School is located to the west of the application site.

2.2 Site History

The application site is part of a larger development site at The Thistle Foundation. The relevant planning site history is:

3 November 2005. Permission Minded to Grant for mixed residential development and associated garages and parking in outline (application reference: 04/04425/OUT);

23 August 2006. Outline planning permission granted subject to legal agreement for housing at Greendykes North (application reference 05/01358/OUT);

31 January 2007. Full planning permission granted for roads and infrastructure which relate to phases B and C of Greendykes North (application reference 06/03921/FUL);

24 October 2007. Full planning permission granted for housing at Greendykes North phase B (application reference 06/04061/FUL);

16 November 2010. Permission granted for proposed erection of 34 dwelling units, comprising a mix of houses and flats ranging between two and four storeys at land at The Thistle Foundation Niddrie Mains Road (application reference: 08/03669/FUL);

14 January 2011. Permission varied to alter building floor and roof parapet levels at land at The Thistle Foundation Niddrie Mains Road Non-material variation (application reference: 08/03669/VARY);

29 September 2011. Full planning permission granted for housing at Greendykes (North phase B) (application reference 08/03553/FUL); and

17 February 2014. Permission granted for residential development of houses and flats on a brownfield site, including roads, car parking and landscaping at land at East Court The Thistle Foundation Niddrie Mains Road (application reference 13/01022/FUL).

Main report

3.1 Description of the Proposal

The proposal is for approximately 137 residential units with a mix of tenures. Access roads, car parking, landscaping and the potential demolition of Wighton House are also proposed. The forthcoming application will seek planning permission in full.

3.2 Key Issues

The key considerations which the eventual application will be assessed against include whether:

a) the principle of the proposed use is acceptable;

The application site is defined as a housing site (HSG 9) in Edinburgh City Local Plan and in the Second Local Development Plan (HSG 16). It is also identified as a development site in the Revised Craigmillar Urban Design Framework (August 2013) and will be expected to conform with the Framework. The application must be accompanied by a Design and Access Statement.

b) the design and layout are acceptable;

The application will be submitted as a planning permission in full. It will establish the detailed design and layout, including heights and landscaping. The proposal will be expected to comply with the Edinburgh Urban 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 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.

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:

- Design and Access Statement;
- Site investigations – contamination survey & remediation;
- Flood Risk Assessment, Drainage & Surface Water Management Plan;
- Archaeology;
- Noise Assessment - & mitigation;
- Air quality;
- Landscape Strategy – Landscape Management Plan; integrated with SUDS;
- Pre-application Consultation Report (PAC);
- Transport Information – including a Quality Audit Stage 1;
- Sustainability Information - (S1) Sustainability Assessment Form;
- Affordable Housing – details on what is to be provided including location; and
- Daylighting - for both proposed units and neighbouring properties.

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 application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 It is likely that the application will be subject to a legal agreement.

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 14/05092/PAN) outlined a community presentation to be held on 14 January 2015. 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](#)

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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

