

# Development Management Sub Committee

Wednesday 11 February 2015

**Application for Planning Permission 14/03341/FUL  
At 64 St John's Road, Edinburgh, EH12 8AT  
Proposed redevelopment of existing commercial bakery and  
retail unit to form mixed use development comprising  
student accommodation with support facilities, refurbished  
commercial unit (Classes 1 and 2) new studio apartment and  
1 bedroom cottage. (amended description)**

**Item number** 4.10

**Report number**

**Wards** A06 - Corstorphine/Murrayfield

## Summary

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The proposals are broadly consistent with the development plan. The proposed use of the site for student housing would meet the requirements of Local Plan Policy Hou 10. The proposed introduction of a Class 2 use (Financial, Professional and other services) in addition to the existing Class 1 would be acceptable in terms of the requirements of Edinburgh City Local Plan Policy Ret 10. The proposals would achieve a standard of design which would be appropriate to the character of the site and the location and would not adversely affect the amenity of occupiers or neighbours. The proposal would not raise transport impacts and the proposed arrangements for access, car and cycle parking are acceptable. The nature of the proposed uses would not be detrimental to the Air Quality Management Area (AQMA). The proposal would not raise equalities or human rights impacts.

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## Links

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[Policies and guidance for this application](#)

CITR1, CITH1, CITH2, CITH3, CITH4, CITH10, CITD1, CITD3, CITD6, CITD12, CITE9, CITE18, CITEM4, CITR10, NSGD02,

# Report

## **Application for Planning Permission 14/03341/FUL At 64 St John's Road, Edinburgh, EH12 8AT Proposed redevelopment of existing commercial bakery and retail unit to form mixed use development comprising student accommodation with support facilities, refurbished commercial unit (Classes 1 and 2) new studio apartment and 1 bedroom cottage. (amended description)**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The application relates to a rectangular shaped site situated to the north of St John's Road. The site measures 43.5 metres in depth, 9.5 metres in width and is 1119 square metres in area. The level of the site rises from St John's Road to the north by approximately 3 metres.

The site comprises a single storey traditional stone built cottage and modern commercial unit (formerly a retail bakery) fronting onto St John's Road. The former bakery premises occupy the eastern side of the site to the rear, these being single storey, flat roofed structures of utilitarian appearance.

An access lane runs to the western side of the site, this leading to a courtyard area with car parking and small area of soft landscaping to the rear of the site. A Portakabin is also positioned to the north eastern corner of the site.

The northern and western site boundaries are contained by high rubblestone walls. A former garage premises, now functioning as a Class 1 retail premises, flanks the eastern site boundary. A two storey residential block with lock-up garages and mature trees lie to the north east corner of the site with an area of surface car parking to the north west.

St John's Road is characterised by a mix of 2, 3 and 4 storey blocks in a range of architectural styles and mainly comprising retail uses at ground floor level with residential uses above. The areas to the north of the site are predominantly residential in character.

The site falls entirely within the Corstorphine Town Centre as designated in the Edinburgh City Local Plan.

The Corstorphine Conservation Area is located to the south of the site with the boundary running along St John's Road.

## **2.2 Site History**

23 March 2009 - Planning permission granted for the demolition of existing buildings and new restaurant use. Class 3 use including service yard and garden amenity. (as amended). (Application reference;- 08/04012/FUL).

30 July 2014 - Application withdrawn for proposed redevelopment of the site for mixed use including student accommodation functioning as apart hotel outwith term time with associated reception/support facilities (Application reference;- 14/01156/FUL).

15 December 2014 - Application lodged for the installation of 3 fascia signs and 3 wall mounted signs, all non illuminated on existing hoardings (Application reference;- 14/05172/ADV) - Decision pending.

## **Main report**

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

#### Scheme 2

The proposal is for the demolition of a former bakery premises located at the rear of the site and its redevelopment for a mix of uses.

The existing cottage would be refurbished for continuing residential use with a studio apartment (36.9 square metres) being formed within the roof space. This would be accessed by a rear external staircase with entrance lobby formed within a dormer gable. Three rooflights would also be formed to the front roof plane. A small garden area would be formed to the rear of the cottage.

The existing Class 1 commercial unit fronting St Johns Road would be retained and refurbished, with permission also sought for a Class 2 use (Financial, Professional and other services).

The rear part of the site would be redeveloped for student accommodation comprising 5 student apartments (4 x 3 bedroom and 1 x 4 bedroom). These would be contained within a two storey linear block to the eastern side of the site, this being stepped in response to the site topography. The block would feature a saw tooth roof arrangement, with gables oriented to the west and hipped roof with rooflights to the rear site boundary. The overall ridge heights would vary south to north between 7.59m to 8.53m, finishing at 7.78m above the adjacent ground levels.

External finishes to the building would include dry dash render (white and oatmeal), cedar boarding with composite cladding (anthracite grey) to the entrance lobby. The roofs would be finished using concrete roof tiles (slate grey) with white uPVC soffits. Window frames would be upVC (dark grey finish).

The development would include 4 car parking spaces including 2 covered spaces placed beneath the southernmost student apartment. These would be accessed from the lane to the western side of the site.

Open space with tree planting would be formed to the western and northern parts of the site with refuse storage provided within fenced compounds. Secure cycle shelters for 16 bikes would be placed to the north west corner of the site.

### Scheme 1

The previous scheme sought permission for a Class 3 use (Food and Drink) to the commercial unit fronting St John's Road, in addition to the Class 1 and Class 2 uses.

### **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 principle of development, including student accommodation and Class 1 and 2 uses would be appropriate;
- (b) The proposals would achieve an appropriate standard of design for the site and locality;
- (c) The proposal would raise adverse transport impacts;
- (d) The proposals would achieve an acceptable standard of amenity for occupiers;
- (e) The proposal would adversely affect the amenity of neighbours;
- (f) The proposals would raise any archaeological implications;
- (g) The proposals meet Council sustainability requirements;
- (h) The proposals would raise equalities and human rights impacts; and
- (i) Representations have been addressed.

#### (a) Principle of development

i) The site falls entirely within the designated Corstorphine Town Centre. The premises to the rear of the site previously operated as a small industrial bakery.

This is a light industrial use and proposal must therefore be considered against Edinburgh City Local Plan (ECLP) Policy Emp 4 which states that development incorporating uses other than business, industry or storage will only be permitted where the proposal includes a significant element of new floorspace designed to provide for a range of business users, the introduction of non-employment uses will not prejudice or inhibit the activities of nearby employment use or the proposal will contribute to the regeneration or improvement of the wider area.

However, Policy Emp 9 contained in the Second Proposed Edinburgh Local Development Plan states that new replacement floorspace designed to provide for a range of business users will only be required where the site is larger than one hectare. The application site is only 0.11 hectares in area and replacement business floorspace is not therefore required in this instance. The introduction of non-employment uses will not prejudice or inhibit the activities of nearby employment use. The buildings are dilapidated in their appearance and condition and redevelopment of the site for the range of uses proposed would also contribute to the physical improvement of the wider area.

The issues relating to the proposed Class 1 and 2 uses and the impact upon the designated Town Centre are assessed below.

#### ii) Residential and Student Accommodation

Edinburgh City Local Plan (ECLP) Policy Hou 1 states that housing will be supported in the urban area provided proposals are compatible with other policies in the plan. The existing cottage to St John's Road would be refurbished for continuing residential use with a studio apartment being formed within the roof space. Subject to compliance with other policies, the introduction of an additional apartment would be acceptable in principle. The premises to the rear of the cottage have previously operated as a small industrial bakery. The primary use of therefore light industrial and it would therefore be unreasonable to insist that the site should be redeveloped for retail use.

In terms of assessing the student housing element, ECLP Policy Hou 10 states that purpose built student accommodation should be appropriately placed in relation to public transport and university and college facilities. Proposals should not result in an excessive concentration of student accommodation in one locality. Whilst Corstorphine is not a part of the city which is characterised by student housing and associated uses, with no further or higher educational establishment present in the immediate locality, student accommodation is currently under represented. Scottish National Statistics (SNS) data from December 2014 confirms student concentrations in the area to be low, at 4.73% for Full Time students aged 16+ and 2.86% for Full Time students aged 18+.

The application site is located on or close to several main bus routes providing fast access to other parts of the city, including campuses at Sighthill, West Edinburgh and the City Centre. The proposal would also be supported by ECLP Policy Hou2, in that it would seek to cater to a range of housing needs. The proposed development is relatively small scale, would not result in an excessive concentration of student accommodation in any one locality and would therefore meet policy requirements.

The nature of the proposal would seek to maintain a pattern of mixed uses that are evident in the locality, particularly residential interspersed with retail and commercial uses.

### iii) Class 1 and 2 uses

The commercial unit to the street frontage is currently vacant although has most recently been used for a Class 1 (Shop) use. The future use of the premises for retail use would therefore be appropriate.

ECLP Policy Ret 2 states that permission will be granted for retail development within Town Centres, where it has been demonstrated that the proposal is compatible, in terms of scale and type, with the character and function of the centre and reinforce the vitality and attractions of the centre.

ECLP Policy Ret 10 states that the change of use of a shop unit to a non-shop use will be permitted where the change of use would not result in four or more consecutive non-shop uses or the proposal is for an appropriate commercial use which would complement the character of the centre and would not be detrimental to its vitality and viability.

The proposal to change to a Class 2 use would result in four or more consecutive non-shop uses, with five consecutive Class 2 already evident in the frontage immediately to the west of the site. However, the proposed unit is relatively small scale, approximately 50 metres floorspace, which will restrict opportunities for many Class 1 retailers. The frontage has limited retail function at present with Class 2 uses predominating. An additional Class 2 use would be considered appropriate in terms of maintaining the overall vitality and viability of the Town Centre and would be beneficial in securing the redevelopment of this site. This application could also allow for further Class 1 uses to be realised in the future.

This aspect of the proposal would therefore be compatible with the objectives of ECLP Policies Ret 2 and Ret 10 and overall the use of the premises for Class 2 use is justified as an exception to Policy Ret 10 a).

### (b) Design

The existing cottage and retail frontage to St Johns Road would be retained, and as such maintain the traditional scale and character of the street. The proposed scale, form and siting of the student accommodation to the rear has now been revised to reflect the backland context, with the development footprint being concentrated to the eastern side of the site, and open space being concentrated to the west and north. This arrangement will allow a visual connection to be maintained from St John's Road to the mature trees to the rear of the site.

The massing, form and scale have sought to respond to the sloping topography of the site and presence of the cottage to the front of the site. The use of a saw tooth roof arrangement with gables has sought to break down the mass and provide articulation to the student block, whilst also acknowledging the urban grain and mews character evident on backland sites in the vicinity of St John's Road.

The proposed material finishes including white and buff render with cedar cladding and grey concrete roof tiles provide an appropriate response to the local context and adjacent conservation area.

The proposed alterations to the cottage which are required to convert the upper floor to a studio flat are considered appropriate to the character of the building, with the existing slate roof being retained.

The proposed landscaping would provide usable open space and a suitable setting for the development, with car, cycle parking and refuse storage being sensitively integrated into the design.

A representation has highlighted the presence of the mature oak tree, which lies on the adjacent site to the north. The proposed development would be a sufficient distance to not adversely affect the health of this tree, with an area of open space also being retained to the north of the site which will provide a suitable buffer.

The introduction of new residential uses to the rear of the site would result in the redevelopment of a former industrial bakery premises which are now dilapidated in their appearance and condition. The proposal has been based upon an overall design concept that draws upon positive characteristics of the surrounding area to reinforce a sense of place. The development would have a positive impact on its setting, having regard to the positioning of buildings on the site and wider townscape and landscape impacts. The amenity of occupiers or neighbours would not be materially harmed by effects on privacy, daylight, sunlight or immediate outlook. This is considered in more detail in section e). The proposals would therefore meet the requirements of ECLP Des 1 and Des 3 and Edinburgh Design Guidance and are acceptable.

It is recommended that finalised details of material finishes and landscaping and landscape establishment are subject to condition.

### (c) Transport and Parking

The application site is situated in the Council's parking zone 3A. For student accommodation, this requires that a minimum of one parking space is provided per 12 bed spaces. A total of 4 spaces are proposed for the 16 student bed spaces, servicing of the student accommodation, the proposed studio apartment, cottage and commercial unit. A total of 16 cycle parking spaces, for each of the student bed spaces, are proposed which would be in accordance with Council guidance. Given the site's location on a main bus corridor and proximity of local services, this level of car and cycle parking provision is considered acceptable.

The level of vehicular movement associated with the development is likely to be lower than the previous use as a commercial bakery. The vehicular access to the proposed development would be via the existing entrance to the site and proposed arrangements are considered acceptable. The Head of Transport has no objections to the scheme.

(d) Amenity of residents

The proposed student flats would be single aspect with some of the communal rooms/living areas being multi- aspect. Rooflights would provide natural light to the corridors on both the ground and upper floors. Such an arrangement is appropriate for the proposed type of accommodation with rooms also orientated in a westerly direction, thus maximising levels of sunlighting. The form and scale of development have sought to respond to the constrained width and backland character of the site.

A Noise Impact Assessment (NIA) has been submitted by the applicant and reviewed by Environmental Assessment. This has made recommendations in respect to the glazing specification to be used on certain elevations of the student residential block, in order to protect against noise from road traffic. In terms of potential noise impact to residents of the proposed studio apartment, the position of this unit would be no different to the other flats located above commercial premises in the vicinity of the site. Adequate noise mitigation could be provided through double glazing and suitable noise attenuation measures, e.g. insulation. This matter will be highlighted through an informative.

In terms of open space provision, the principal usable spaces will be located to the west and north of the site, these forming the outlook for the student accommodation. In this case, open space provision would exceed 40% of the site area and provision would therefore be acceptable.

The site is located within the St John's Road Air Quality Management Area (AQMA) which has been declared due to high levels of traffic related pollution in 2006 and amended in 2009 to include breaches in hourly standards. Environmental Assessment has expressed concern regarding this application in terms of future amenity and health of residents.

ECLP Policy Env 18 states that permission will be granted where there will be no significant adverse effect for health, the environment and amenity and there will be no significant effects on air quality. The scale of development is such that it is not likely to result in a significant impact on health, environment or air quality. Residential uses are supported by planning policy and that the patterns of residential use are well established in the locality, including flats located above commercial premises. The proposed nature of the development, in itself, would not adversely affect air quality in the location. Minimal parking provision will be provided by virtue of its location on a main bus corridor with the nature of development likely to reduce the levels of vehicles which have previously used the site.

(e) Amenity of neighbours

The proposed development will result in an increase of mass along the western site boundary. However, the proposed roof arrangement has been hipped to the western boundary, in order to meet the requirements of the 45 degree test, which will result in minimal affect on sunlighting levels to the adjacent garden ground. The proposed development is considered to be of an appropriate scale in relation to the context and also reflects the topography of the site.

The arrangement of the proposed rooflights to the western roof plane would not result in overlooking or a loss of privacy to adjacent residential properties.

The layout of the development would provide physical separation from the residential properties to the east of the site and it is not considered that student accommodation, particularly the relatively small scale of the development, would be detrimental to the amenity of neighbouring properties.

(f) Archaeology

The City Archaeologist has advised that a programme of works should be undertaken prior to construction. This matter will be covered through condition.

(g) Equalities and Human Rights

An equalities and human rights impact assessment has been completed. The development has been purposely designed to provide student accommodation, would be two storey in scale with ground floor units being suitable for mobility impaired residents. Pedestrian access routes through the site would be ramped to facilitate disabled access.

The proposed development has sought to maximise accessibility for the mobility impaired within the constraints of the site with details being further considered through the building warrant process. The proposed arrangements are considered acceptable and no further impacts to equalities have been identified.

(h) Sustainability

The applicant has submitted the S1 Sustainability Statement in support of the application which meets Council requirements for a development of this scale.

(i) Representations

One letter of representation has been received with issues being addressed as follows;-

- Proposed arrangement of the building would impact on daylighting, sunlighting and privacy to properties at 11-17 Clermiston Road - addressed in section 3.3 d) and e).
- Concern regarding proposed nature of student accommodation - addressed in section 3.3 e).
- Appropriateness of student accommodation to the character of the area, with the nearest college being located 2.2km from the site - addressed in section 3.3 a).
- Position of development could impact upon the root systems of the large mature oak tree lying immediately outside the site to the north. Tree will be covered by a Tree Preservation order (TPO) - the tree is not subject to a TPO, issues addressed in section 3.3 b).
- Proposed level of car parking (4 spaces) would be inadequate - addressed in section 3.3 c).
- Proposal would result in disruption during the construction period, particularly noise and vehicles accessing the site - not a material planning matter.

- Access to the site is too narrow for modern fire engines - addressed in section 3.3 c).
- Planning statement misrepresents level of local support for the development - Noted but only one letter of representation has been received.

In conclusion, the introduction of new residential uses to the rear of the site would allow for an appropriate redevelopment of a former bakery premises which are now dilapidated in their appearance and condition. The proposed student housing, Class 1 and introduction of a Class 2 use (Financial, Professional and other services) with studio apartment above would be acceptable. The proposals would achieve a standard of design which would be appropriate to the character of the site and the location and would not adversely affect the amenity of occupiers or neighbours. The proposal would not raise transport impacts and the proposed arrangements for access, car and cycle parking are acceptable. The nature of the proposed uses would not be detrimental to the Air Quality Management Area (AQMA).

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

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

#### **Conditions:-**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, reporting and analysis) in accordance with the written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. A fully detailed landscape plan, including details of all hard and soft boundary treatments, refuse storage, cycle shelters and all planting, shall be approved in writing by the Planning Authority before work is commenced on site.
4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to ensure that the approved landscaping works are properly established on site.

## **Informatives**

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
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. This permission relates to Planning Permission for the specified works only. It does not negate the requirement for further permissions which may be required, e.g. Advertisement Consent or further Changes of Use.
5. The residential units shall not be occupied until noise attenuation measures have been implemented in accordance with the requirements specified in Section 'Recommendations' of report by Airshed, Reference No. AS0437 and dated 1st December 2014.

## **Financial impact**

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

There are no financial implications to the Council.

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

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

## **Equalities impact**

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### **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**

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

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

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## **Consultation and engagement**

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

Pre-application discussions took place on this application.

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

One letter of objection has been received and this raises the following issues:

- Proposed arrangement of the building would impact on daylighting, sunlighting and privacy to properties at 11-17 Clermiston Road, lying to the north east of the site;
- Concern regarding proposed nature of student accommodation and increase in noise levels at all times of day;
- Appropriateness of student accommodation to the character of the area, with the nearest college being located 2.2km from the site;
- Position of development could impact upon the root systems of the large mature oak tree lying immediately outside the site to the north. Tree will be covered by a Tree Preservation order (TPO);
- Proposed level of car parking (4 spaces) would be inadequate for the proposed level of accommodation;
- Proposal would result in disruption during the demolition and construction period, particularly noise and vehicles accessing the site;
- Access to the site is too narrow for modern fire engines; and
- Planning statement misrepresents level of local support for the development.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

Edinburgh City Local Plan - Town Centre

**Date registered**

20 August 2014

**Drawing numbers/Scheme**

01-03, 04A, 05,

Scheme 2

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**Links - Policies**

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**Relevant Policies:**

Policy Ret 1 (City Centre Retail Core) sets criteria for assessing retail development in or on the edge of the City Centre Retail Core.

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 10 (Student Housing) supports provision of student housing on suitable sites.

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

Policy Des 12 (Shopfronts) sets criteria for assessing shopfront alterations and/or advertising proposals.

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 Emp 4 (Employment Sites and Premises) sets out criteria for development proposals affecting business & industry sites and premises.

Policy Ret 10 (Alternative Use of Shop Units – Elsewhere in Defined Centres) sets criteria for assessing the change of use of a shop unit to a non-shop use in defined centres (excluding core and primary frontages).

**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.

# Appendix 1

## **Application for Planning Permission 14/03341/FUL At 64 St John's Road, Edinburgh, EH12 8AT Proposed redevelopment of existing commercial bakery and retail unit to form mixed use development comprising student accommodation with support facilities, refurbished commercial unit (Classes 1 and 2) new studio apartment and 1 bedroom cottage. (amended description)**

### **Consultations**

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#### **Environmental Assessment**

*The applicant proposes redevelopment of a site which was in industrial use (commercial bakery) with an ancillary retail (shop unit) and residential use (cottage) to a mixed use development consisting of student residents, other residential (cottage and studio flat above) and a commercial unit with Class 1, 2 or 3 Use.*

*The site is located on St John's Road which is a main arterial road into the city centre and is surrounded by a wide range of mixed uses, including residential, commercial and retail uses. It is also located within the St John's Road Air Quality Management Area (AQMA) area, which was declared due to high levels of annual (average) traffic related pollution in 2006 and amended in 2009 to include breaches of hourly standards.*

*Environmental Assessment has some concerns regarding this application in terms of the future amenity and health of residents.*

*A noise impact assessment was submitted in support of the application. Recommendations are made in respect to the glazing to be used on the certain elevations of the student residential block, in order to protect against noise from road traffic. This glazing specification would need to be incorporated into the development to protect amenity. The existing cottage and proposed new studio flat (above) have not been included in this assessment. Although the cottage is an existing residential use, the new studio accommodation introduces residents to a noisy roadside location, without the level of protection that could be afforded through the development control regime. Therefore there is some concern that the level of amenity for future occupants will be poor.*

*The noise impact assessment also considered whether existing or proposed commercial activity will have an adverse impact on future residential occupants of the development. Other recommendations are made to ensure noise is controlled and again these would have to be incorporated into the development to protect amenity.*

*One matter that remains is concern about the operation of Class 3 Use. Evening and night time noise, particularly from patrons, was not included in the noise assessment in terms of this land use. There are also a number of other matters in relation to the*

*potential for cooking effluvia to cause odour problem for neighbours. Some information states that the existing chimney could be used for kitchen ventilation extraction purposes; however, it is not clear whether the chimney is in a fit state of repair. In addition newly proposed residential windows e.g. Velux roof-lights are in close proximity to the chimney top and there are no details of the type of ventilation system to be installed.*

*In conclusion, we would recommend against the operation of Class 3 use in this location until such matters are fully addressed.*

*Class 1 or 2 could be appropriate on the site with the recommendations in the noise impact assessment incorporated into the development in order to protect residential amenity.*

*Planning for Air Quality, Environmental Protection UK, 2010] says;*

*"where a proposed development is likely be impacted upon by existing poor air quality, the planning process requires assessment of the impacts and the introduction of measures to minimise any adverse impacts. National planning policy requires particular attention to be paid to development within or close to areas formally designated as air quality management areas (AQMA). In certain circumstances, air quality issues within AQMA may be sufficient for planning permission to be refused, but there is no blanket presumption against development within AQMA."*

*National Policy Guidance [Scottish Government PG(S)(09) Local Air Quality Management also supports this approach.*

*As St John's Road has been declared an Air Quality Management Area due to exceedences of national statutory objectives for the pollutant Nitrogen Dioxide, Environmental Assessment cannot support the introduction of new residential properties in this area, particularly without full assessment and due consideration of this issue in an application submission.*

*In terms of this development, particular attention should have been paid to future exposure of residents in an area of existing poor air quality, particularly those person in the propose studio flat.*

*An Air Quality Impact assessment would also consider whether the development itself will have any adverse impact on the AQMA. There is one additional car parking space with the development, although the site is located adjacent to major public transport routes. Albeit there is some gain with no bakery related vehicles in future. A CHP (Combined Heat and Power) unit is proposed which has the potential to contribute to local emissions.*

*An assessment would also anticipate when the pollution levels may be at a reasonable standard for the introduction of residential use. Moreover, however, it would duly consider relevant mitigation measures that may have deemed the proposal more appropriate.*

*This might have included a financial contribution towards the Local Authority's Air Quality Action Plan or more practical measures associated with the operational phase of the development; such as low nitrogen oxides boilers, alternative ventilation for some residents and/or a green travel plan [which could include Car Club facilities (electric*

*and/or low emission vehicles), provision of electric vehicle charging facilities and public transport incentives for residents]. Measures associated with the construction phase of the development may also be appropriate.*

*Overall, in conclusion Environmental Assessment can not recommend support of the application, due to a number of issues that remain outstanding which provide a risk to the health and amenity of future residents being adversely affected.*

*However should the Planning Authority deem it appropriate to award planning consent in this case, it is recommended Class 3 use is not permitted and the following condition is recommended to deal with noise issues;*

*1. The development shall be completed in accordance with the requirements specified in Section 'Recommendations' of report prepared by Airshed, Reference No. AS0437 and dated 1st December 2014.*

### **Transport Planning - Development Control**

*No objections to the application*

### **City of Edinburgh Archaeological Service**

*Further to your consultation request I would like to make the following comments and recommendations concerning this application for a proposed redevelopment of the existing commercial bakery and retail unit to form a mixed-use development comprising: student accommodation with support facilities, refurbished commercial unit, new studio apartment and a 1 bedroom cottage.*

*St John's Road forms part of the historic Edinburgh - Stirling trunk road in use since the early medieval period with circumstantial archaeological evidence suggesting that it utilised an earlier Roman Road (? an extension of Dere Street). The site itself occupies the NW corner of an historic intersection/ cross roads with the road leading to south towards Corstorphine Kirk and the medieval village core, centred along Corstorphine High Street. Despite lying out with this medieval village core, General Roy's 1753 map of the area clearly shows a row of buildings on this intersection presumably on this site. Given the site's prime historic location earlier medieval occupation cannot therefore be ruled out. The stone cottage occupying the front of the site and its rear extension (used as a bakery from 1929) are shown on the 1853 OS map. However it is likely that elements of the sites boundary wall and these buildings may relate to these earlier 18th century buildings.*

*Accordingly 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 ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

*It is therefore considered essential that a programme archaeological historic building survey (level 2: annotated phased plans/elevations, photographic and written survey) of the existing buildings occupying the site are undertaken prior to their demolition and or conversion. In addition this archaeological building survey work must be linked to an appropriate programme of archaeological excavation work undertaken as part of the demolition process and prior to development. This is in order to fully excavate, record*

and analysis any significant buried remains affected by ground breaking works associated with the medieval and post-medieval settlement of Corstorphine.

*It is recommended that that the following condition is attached to this consent to ensure that a programme of archaeological works is undertaken prior to construction.*

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

## Location Plan

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**END**