

Development Management Sub-Committee

Wednesday 11 March 2015

REPORT FOR FORTHCOMING APPLICATION FOR PROPOSAL OF APPLICATION NOTICE 15/00161/PAN AT 4 ABBAY LANE, 6 COMELY GREEN CRESCENT, EDINBURGH FOR A RESIDENTIAL DEVELOPMENT

Item number	9.1
Report number	
Wards	A14 – Craigentinny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming major planning application in respect of a residential development comprising 150 flatted units with associated car parking and amenity space. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 15/00161/PAN on 16 January 2014.

Links

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

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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 development site is a 0.79 hectare area of land forming part of Abbeyhill Industrial Estate. The site is currently occupied by a storage and distribution warehouse and a former car showroom. It is bound to the north by Abbey Lane with a four storey residential development beyond. To the north-east of the site is a category B listed terrace fronting onto Comely Green Place (listed on 19 December 2002, reference number 49051). The road bounds the eastern side of the site with a contemporary four storey residential development opposite. At the south east corner is an operational vehicle repair garage, which due to the slope of the road sits approximately one storey below the ground level of the development site. To the south is the railway line and to the west is a multi-ridged building comprising six commercial premises which also forms part of Abbeyhill Industrial Estate.

2.2 Site History

There is no planning history for the site.

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for the demolition of the existing buildings on the site and the erection of a residential development comprising approximately 140-150 flatted units with associated parking and open space. The proposal includes a new vehicular access through the site from Abbey Lane to Comely Green Crescent.

3.2 Key Issues

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

a) The principle of the development is acceptable in this location;

The site is located in the Urban Area as designated by the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP). Policy Hou 1 of the ECLP and Policy Hou 1 of the LDP are supportive of housing development on suitable sites within the urban area, provided the proposals are compatible with other local plan policies.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The proposal will need to demonstrate high standards of design and utilise appropriate materials. The proposal should have regard to the surrounding urban form and the character of nearby properties. Daylight, sunlight and privacy, as well as usable amenity spaces should be provided.

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. A design and access statement will accompany the application, and key views should be taken into account as part of this.

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

There are existing vehicular accesses to the site from Abbey Lane and Comely Green Crescent. The proposal includes a new road through the site for vehicles and pedestrians and will retain accesses onto Abbey lane and Comely Green Crescent.

Car parking will be provided on either side of the new road, with further spaces provided on the site's eastern boundary on Comely Green Crescent. These proposals will be assessed against the Council's parking standards.

The application will require to be supported by a Transport Assessment.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Ground Conditions Report;
- Noise Impact Assessment;

- Archaeological Evaluation;
- Flood Risk Assessment and Surface Water Management Plan; and
- Sustainability Statement.

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 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 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/00161/PAN) outlined an event held on 26 February 2015 with the wider community. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

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

