

Development Management Sub Committee

Wednesday 22 April 2015

**Application for Planning Permission 14/04205/FUL
At Site 220 Metres South Of 118, Corstorphine Road,
Edinburgh
Development of 63 bed care home with ancillary facilities
including a cafe, library, activity spaces, car parking and
childrens play equipment.**

Item number	6.1
Report number	
Wards	A06 - Corstorphine/Murrayfield

Summary

The application complies with the development plan and the relevant non statutory guidelines. The proposal is acceptable in this location and of an appropriate scale, form and design. The proposal will not result in any loss of privacy or overshadowing to neighbouring properties. Conditions are attached in relation to submitting a surface water management plan and landscaping provision and maintenance. There are no material considerations that outweigh this conclusion and approval is recommended.

Links

Policies and guidance for this application	CITD1, CITD3, LPC, CITD5, CITE17, CITOS1, CITOS3, CITT4, CITT5, NSG, NSGD02,
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Report

Application for Planning Permission 14/04205/FUL At Site 220 Metres South Of 118, Corstorphine Road, Edinburgh Development of 63 bed care home with ancillary facilities including a cafe, library, activity spaces, car parking and childrens play equipment.

Recommendations

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

Background

2.1 Site description

The site (0.52 hectares) is an area of land located between Corstorphine Road to the north of the site and the former Pinkhill railway, now walkway, to the south of the site. The site is currently a grassed area; a steep embankment runs across the northern edge of the site where a high stone wall with a bank of trees separates the site from Corstorphine Road. On the south and west edges there is a line of densely planted trees of mixed species and vegetation. Residential properties of South Beechwood lie to the east with further residential properties lying to the west.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application is for the erection of a 63 bed care home together with ancillary facilities including a cafe, library, children's play equipment along with access, parking and landscaping.

The building extends over three floors; the building would provide 3129 square metres of floor space, with overall measurements of approximately 56.5 metres in width by 34.7 metres in length. The building measures approximately 11.7 metres at the highest point of the eaves reducing to 9.4 metres to the rear of the building.

The building is formed in an L shape which is constructed as two storeys with a mansard standing seam zinc roof. The main entrance to the building is located on the south east corner and this elevation sits higher than the rest of the building.

It is stepped back from the ground floor to the third floor with terraces at the first and second floor and will be a simply designed elevation punctuated with large windows and finished in ashlar stone blocks and render.

Private patios and landscaped areas will be provided around the perimeter of the building with the overall site being landscaped to the north, east and west frontages. In the south of the site a play area is to be positioned for use by both visiting families and those within the local community. Approximately twenty six trees will be removed from the site. A landscaping plan is to be submitted for replacement planting.

Vehicular access is taken from South Beechwood. The access will serve a 16 vehicle parking area, including three disabled spaces and including an emergency vehicle space close to the main doors, and sufficient on-site turning facilities. Twelve cycle parking spaces will also be provided within the site; these are provided adjacent to the front entrance and in front of the six car parking spaces.

The internal arrangements comprise of two groupings. The linear building will provide accommodation for twelve residents per floor and the finger block will provide accommodation for nine residents per floor as well as a lounge area, kitchen, laundry and staff offices.

The building is to be principally clad in render, with stone ashlar blocks, all under a standing seam zinc roof.

Supporting Statement

A 'Design Statement'; detailing layout, daylight, the immediate environment, materials and energy issues is available to view on the Planning and Building Standards on-line service.

A tree survey has also been submitted.

The applicant has also stated that two community consultation meetings were held locally to discuss the redevelopment of the site.

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 and the loss of open space is acceptable;

- b) the development of the site would not be detrimental to protected species, removal of trees, or the design of landscaping;
- c) the proposed scale, design and materials are acceptable;
- d) the proposals will result in an unreasonable loss of neighbouring amenity;
- e) the proposals provide sufficient amenity for the future occupiers of the development;
- f) the proposals affect road safety and drainage;
- g) the proposals have any equalities or human rights impacts;
- h) there are any material considerations that justify approval or refusal; and
- i) comments raised have been addressed.

a) The Principle of Development

The site is identified as 'open space' within the Edinburgh City Local Plan. Policy Os 1 provides that, "*proposals involving the loss of open space will not be permitted unless it is demonstrated that:*

- a) there will be no significant impact on the quality or character of the local environment;*
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and*
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value; and either*
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space, or*
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.*

The current site is not well utilised and is of limited leisure value in its current state. Although the proposed building would cover approximately 22% of the total site area and involves the loss of trees and vegetation, the proposal will retain the peripheral planting to the south, west and north of the site. The additional tree planting and landscaping proposed will mitigate against the loss of these trees and maintain the quality and character of this local environment.

The area of open space is identified as a rough grassed amenity area in the Council's Open Space Audit. Whilst the site experiences a level of informal leisure use, the site is of limited leisure value in its current state with the site scoring 58% which is categorised as 'Fair' quality. The Open Space Audit 2009 identifies the Western Edinburgh Neighbourhood Partnership Area as having 314 hectares of significant open space of which 185 hectares are accessible.

90% of houses and flats are within 400 metres of significant accessible open space in the area and 90% of public parks and gardens meet the city wide quality average 'good'. The proposals therefore would not lead to a deficiency in green space provision within the wider area.

The proposed development would comprise a three storey building situated within landscaped grounds. Approximately 25% of the site will be retained as open space, which is for public use and a play area will be provided to the south of the proposed care home. At present there are no formal links through the site and this development proposes to provide formal links to both the footpath and cycle way to the south and form a new access through the stone wall in the north east corner of the site, providing direct access onto Corstorphine Road. This will improve the permeability to and from the site and allow linkages into the larger areas of open space within the wider area.

With regard to the second element of the policy, (e) identifies that the development should also be for a community purpose where the benefits to the local community outweigh the loss of open space.

The loss of this relatively small area of land has to be balanced against the proposal for the provision of a 63 bed care home for the elderly. There is a significant shortage of care home beds in the city. In a report to the Health, Social Care and Housing Committee on 11 November 2014 it was stated that at that time the number of people waiting in hospital for a care home place was 87. The proposed development represents a suitable community purpose and the benefits to the local community outweigh the loss of this land which would have a limited impact on the availability of open space within the wider area and complies with part (e) of Policy Os1.

Accordingly, the proposal is deemed to be acceptable in this location subject to compliance with other detailed provisions of the development plan.

b) Protected Species, removal of trees and design of landscaping

Local Plan Policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected under UK or European law, this supported by the Edinburgh Biodiversity Action Plan 2010-15. Prior to the granting of any planning permission it must be determined that the proposals will not have any detrimental impact on the species.

An Ecological Assessment was undertaken and submitted as part of the planning application. The assessment found no evidence of protected species during the survey. The site would not support roosting bats as there are no buildings on site and none of the trees within the site contained potential roost cavities. Informatives have been added with regards to avoiding disturbance to breeding birds and that any recommended lighting should follow the Bat Conservation Trust Guidelines.

Local Plan Policy Env 12 also seeks to protect trees that are worthy of retention. A tree survey has been submitted as part of the application. The proposal will result in the loss of twenty six trees of mixed species, of a similar age range and in poor condition. The proposal includes new tree planting and landscaping and it is considered that the replacement planting will compensate for the losses.

The grounds of the care home would be subject to a comprehensive landscaping scheme, including hedge and fenced boundaries. To the north of the care home, two secure garden areas are provided for use by the residents, along with one to the south.

It is recommended that the final details of landscaping for the site including boundary treatments and landscape establishment are dealt with through condition.

c) Scale, Design and Materials

The scale of the proposed building would be three storeys, where it steps down in scale on the east elevation. The proposed massing has sought to respond to the site topography with the level of the building being sunken down from the Corstorphine Road elevation. The footprint of the new building has been concentrated to the east of the site to ensure the woodland area to the south and west is not encroached upon. This also allows the building to respond to the character of the area, with the proposed building forming a transition from the existing urban area towards the open space to the west. The proposed scale of the development is considered appropriate to the character of the site.

The style of the building would be contemporary, with the entrance of the building stepping upwards providing variation to the elevations by terraces. The proposed materials are appropriate within its context and provide a modern contrast to the existing brick built residential accommodation.

The proposal provides residential accommodation for the elderly and those with additional needs. The proposed development offers an appropriate design response for the end user group as well as responding to the character of the site and surrounding area.

It is considered that the proposed development would not be detrimental to the character and appearance of the area and complies with Local Plan Policies Des 1 and Des3.

The site does not fall within any of the protected view cones referenced in the Colvin and Moggridge skyline study of December 2010 as outlined in the Edinburgh Design Guidance.

d) Neighbouring Amenity

The proposal is well contained within the application site providing adequate distances between the upper floor windows and the two storey terraced properties located to the east of the site. As such there would be no detrimental levels of overlooking to neighbouring properties and all overshadowing would be within the application site.

Environmental Assessment has no objections to the application subject to a condition relating to the type of glazing units that should be installed in the bedroom windows nearest the Corstorphine Road facade. A condition is added in respect of this.

The disturbance from the increase in deliveries and concerns were regarding the noise from the building works cannot be controlled through planning legislation and are more appropriately dealt with by other legislation.

e) Amenity of Future Occupiers

The development will be situated within open landscaped grounds and also provides self contained courtyards and garden to meet the requirement of the future occupants of the premises.

The proposals meet the requirements of the Edinburgh Design Guidance and acceptable levels of residential amenity would be achieved for occupiers of the development.

f) Road Safety

Transport has raised no objections to the proposal on road safety grounds. The three parking spaces, which are currently within the applicant's ownership, are to be relocated adjacent to the existing parking bays on South Beechwood.

Concerns have been raised by Spokes regarding the non provision of a cycle ramp adjacent to the steps onto Corstorphine Road. This has not been undertaken as it would require the removal of additional trees in order to facilitate this.

g) Equalities and Human Rights Impacts

This design of development has implications for the proposed user group of elderly, disabled and mobility impaired residents. However, the building is being purposely designed for these specialised user groups. The building will be required to be fully accessible to wheelchair users with level access throughout.

An Equalities and Human Rights Impact Assessment has been completed.

h) Any other Material Considerations

Contaminated Land

Based on the Preliminary Land Quality Risk Assessment submitted Environmental Assessment is recommending a condition is attached to ensure that contaminated land is fully assessed.

Sustainability

Acceptable sustainability details have been submitted with the application; including combined heat and power units to provide energy and reduce consumption and orientation so as to make the most of passive solar energy.

Air Quality

The site lies between the City Centre and St Johns Road air quality management areas. Environmental Services commented that any development must take into account air quality impacts and advise the developer to refer to the *Development Control: Planning for Air Quality (2010 Update)*, Environmental Protection UK.

Flooding

With regards to drainage, further details of the surface water management plan will need to be submitted and approved prior to any development taking place on the site. A condition has been added in respect of this.

i) Representations

A total of 50 letters of representation has been received. These are from Spokes, The Cockburn Association, South Beechwood Residents Association, two Councillors and three MSP's.

The material points raised were:

- loss of green space - addressed in section 3.3a).
- loss of biodiversity - addressed in section 3.3b).
- development will look out of place - addressed in section 3.3c).
- loss of views - addressed in section 3.3c).
- noise and disturbance - addressed in section 3.3d).
- loss of privacy and overshadowing - addressed in section 3.3d).
- parking problems - addressed in section 3.3f).
- drainage problems - addressed in section 3.3f).
- Provision of a cycle ramp adjacent to the steps onto Corstorphine Road - addressed in section 3.3f).

Conclusion

The proposal complies with the development plan and Edinburgh Design Guidelines. The principle of development and loss of open space is considered justifiable, in that the proposal achieves an appropriate standard of design which maintains the landscape character of the site. The proposal is acceptable in terms of its impact on character and appearance of the area and would not prejudice road safety or residential amenity. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Prior to the commencement of works a surface water management plan will be submitted for the proposed development which will reviewed to the satisfaction of City of Edinburgh Council Flood Prevention and be approved by the Head of Planning and Building Standards. Provision of the results of infiltration testing and drainage modelling outputs are required to show the proposed drainage system functions as required.

2. Prior to commencement of works on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Head of Planning and Building Standards. The approved scheme shall be implemented within the first planting season following the date of this consent.
3. Prior to the commencement of works on site, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees on the site during demolition and development operations. The developer shall notify the Head of Planning and Building Standards in writing on the completion of such measures and no work on site shall commence until the Head of Planning and Building Standards has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. All existing trees shall be retained and no trees shall have roots cut, lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing by the Head of Planning and Building Standards.
5. All planting carried out on site shall be maintained to the satisfaction of the Head of Planning and Building Standards for a period of five years from the date of completion of planting. Within that period any plants which are dead, damaged, missing diseased or fail to establish shall be replaced.
6. 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.
7. Glazing units with a minimum insulation value of 4/12/4mm double glazing shall be installed for the external bedroom windows nearest the Corstorphine Road facade as detailed in the SLR Noise Assessment report (SLR Ref: 402-02498-00011-0015) dated October 2014.

Reasons:-

1. In order to enable the Head of Planning and Building Standards to consider this/these matter/s in detail.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. To ensure no damage is caused to the existing trees during demolition and development operations.
4. In order to safeguard protected trees.
5. In order to ensure that the approved landscaping works are properly established on site.
6. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
7. In order to protect the amenity of the occupiers of the development.

Informatives

It should be noted that:

1. The development 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. To avoid disturbance to breeding birds all vegetation removal should take place out with the bird breeding season, March to August inclusive.
5. Increase illumination could affect insect and bat behaviour therefore it is recommended that all lighting follows the Bat Conservation Trust guidelines in respect of bats and lighting. www.bast.org.uk/pages/bats_and_lighting.html for details.
6. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

7. The applicant shall provide details of all boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993.

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

The application was advertised on 31 October 2014 and a total of 50 letters of representation has been received. These are from Spokes, The Cockburn Association, South Beechwood Residents Association, two Councillors and three MSP's.

The main grounds of objection are as follows:-

- parking problems;
- drainage problems;
- loss of green space;
- development will look out of place;
- loss of views;
- noise and disturbance;
- loss of privacy and overshadowing; and
- loss of biodiversity.

Background reading/external references

- 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 - Open Space

Date registered

17 October 2014

Drawing numbers/Scheme

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Lynsey Townsend, Senior Planning Officer

E-mail:lynsey.townsend@edinburgh.gov.uk Tel:0131 529 3905

Links - Policies

Relevant Policies:

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.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

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.

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.

Appendix 1

Application for Planning Permission 14/04205/FUL At Site 220 Metres South Of 118, Corstorphine Road, Edinburgh Development of 63 bed care home with ancillary facilities including a cafe, library, activity spaces, car parking and childrens play equipment.

Consultations

Transport Planning

No objections to the application.

Informative

The applicant is to remove three private parking spaces at the end of South Beechwood and relocate them within land owned by the applicant. It is assumed that the applicant has received permission, from the owners of these parking bays, to carry this out.

Flooding

28/01/15 - Thanks for providing the updated information regarding application 14/04205/FUL.

As discussed, due to the constraints on the development moving forward I will request the following condition is added to the application to allow approval:

A surface water management plan will be submitted for the proposed development which will reviewed to the satisfaction of CEC Flood Prevention and be approved by the Head of Planning in advance of commencement of construction. Provision of the results of infiltration testing and drainage modelling outputs are required to show the proposed drainage system functions as required.

15/11/14 - South Beechwood, Corstorphine, Edinburgh, Surface Water and Foul Water Assessment, October 2014

All text references sections of the report.

3.0 Flood Risk and Drainage: Planning Considerations

Please note that as this is a care home development will house vulnerable residents, flood risk should be considered up to the 1 in 1000 year (0.1% AEP) event in order to comply with Scottish Planning Policy. Please update the report text to reflect this.

5.1.3 Flooding from Surface Water and Overland Flow

It is stated that the site is not at pluvial flood risk, though SEPA's pluvial flood map shows an area at the south east corner of the site will become inundated during the 1 in 200 year event. A robust surface water management plan is required to ensure the flooding at this location is not exacerbated by the proposed development.

6.3 Impacts on Drainage and Overland Flow

Please provide pre and post development flow paths including flow vectors and detailed topographical data to corroborate them. This is required to show how the proposed development will impact flow paths and to indicate flow paths in the event of a system blockage, or if an event of greater magnitude than the design event is encountered.

7.3.3 Constraints to the use of SuDS

CEC Flood Prevention records show a connection to the surface water culvert which is located within the golf course boundary, though drawing No. 2 appears to show this is located outwith the development boundary.

If infiltration devices are to be used the evidence that they can perform adequately must be provided so their inclusion in drainage modelling gives valid results.

7.4 Proposed Surface Water Drainage System

Details of the proposed drainage system are required at this stage for a full planning application to allow detailed comment by CEC Flood Prevention and amendment of the proposed development if required.

It is noted that the Appendix E shows an indicative drainage plan, but the plan must be finalised at this stage to allow MicroDrainage modelling to be undertaken to show the drainage system can convey the 1 in 200 year event plus climate change allowance to the proposed attenuation features. MicroDrainage outputs must be provided for each manhole and SUDS feature for the 1 in 200 year plus climate change event, with all features referenced to the drainage plan.

Please note that CEC Flood Prevention require the discharge from the system to be attenuated to the 2 year Greenfield runoff rate, or 4.5 l/s/ha, whichever is smaller. The minimum diameter of attenuation storage outlet pipe or flow control device is 75mm as stated in Sewers for Scotland.

Scottish Water

Scottish Water has no objection to this planning application. Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers.

Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk.

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With Any development of 10 or more housing units, or equivalent, there is a requirement to submit a Fully Completed Pre-Development Enquiry form. Pre-Development Enquiry forms can be found at www.scottishwater.co.uk.

Glencorse Water Treatment Works currently has capacity to service this proposed development.

The water network that serves the proposed development is currently able to supply the new demand.

Edinburgh PFI Waste Water Treatment Works currently has very limited capacity to service this proposed development.

Edinburgh PFI Wastewater Treatment Works - at present there is limited capacity to serve this new demand. A Pre-Development Enquiry should be submitted due to limited capacity.

SCOTTISH WATER

Wastewater Network - Our initial investigations have highlighted there may be a requirement for the developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

Scottish Water is funded to provide capacity at Water and Waste water Treatment Works for domestic demand.

Funding will be allocated to carry out work at treatment works to provide growth in line with the Local Authority priorities. Developers should discuss delivery timescales directly with us.

If this development requires the existing network to be upgraded, to enable connection, the developer will generally meet these costs in advance. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules. Costs can be reimbursed by us through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Appropriately sized grease traps must be installed on all drainage outlets from food preparation areas. No substance may be discharged to the public sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment / disposal of their contents, or be prejudicial to health.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

An appropriate water storage system Water storage equivalent to 24 hours usage is recommended for commercial premises. Details of such storage installations must be forwarded can be discussed to Scottish Water's Customers Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

This proposed development involves building over or obstructing access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that will require to be implemented by the developer to protect our existing apparatus.

Archaeology

Historic maps show the site as reaming gently sloping ground bounded to the north the historic Corstorphine Road and to the south from the early 20th century by a now former branch line feeding Corstorphine Village. The site is shown as allotments during WWII. Given the likely disturbance caused by the allotments and its location away from any know sites it is considered to have a low probability of containing insitu significant archaeological remains.

Accordingly it is considered that there are no known archaeological implications regarding this proposal.

Environmental Assessment

To the north of the proposed development is Corstorphine Road with the grounds of Murrayfield Hospital beyond. To the east there is residential development on South Beechwood with a disused railway line to the south beyond which is Carrick Knowe Golf Course. To the west is further residential development with a small office building to the northwest of the proposed development on the junction with Corstorphine Road and Pinkhill.

The proposal is for a 63 bed Care Home with ancillary facilities including a cafe, library, activity spaces and externally a new car park and children's play equipment. The site will be accessed via a new single vehicular point of access off South Beechwood which will form a continuation of the existing cul-de-sac. A total of sixteen car parking spaces (which includes at least one electric vehicle charging point) are to be provided. In addition, the proposal will offer twelve cycle parking spaces and five motorcycle spaces in accordance with local parking standards, along with an ambulance/minibus bay.

Local Air quality

The site is located between the City Centre and St Johns Road air quality management areas which have been declared due to traffic related emissions. Therefore any development in this area must take into account local air quality impacts and we advised that applicant refer to Development Control: Planning For Air Quality (2010 Update), Environmental Protection UK.

Environmental Assessment also advised the applicant that any combined heat and power units must comply with the Clean Air Act 1993 and that Environmental Assessment will not support the use of biomass.

It is highlighted in Edinburgh's Local Transport Strategy 2014-2019 that the Council seeks to support increased use of low emission vehicles and support the extension of the network of EV charging points.

The City of Edinburgh Parking Standards for Development Management also now encourages the use of EVs. It states that the Council is likely to introduce a requirement for EV charging infrastructure which depends on how charging technology evolves this includes:

- o Dedicated parking spaces with charging facilities.*
- o Ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.*

Developers should now consider the potential for EV charging as they develop their proposals. Based on currently available technology Environmental Assessment recommends that at least two Electric vehicle charging outlet should be of the following standard:

Type 2 (EN62196-2), Mode 3 (EN61851-1) compliant and be twin outlet. With the ability to supply 22 kW (32 Amps) AC - Three Phase power and have the ability to be de rated to supply 11 kW to each outlet when both are in use. Where this is not possible then 7 kW (32 Amps) AC - Single Phase chargers that have the ability to deliver power of 7 kW capacity to each outlet simultaneously.

It should be noted that support is available to developers to adopt EV's through the Energy Saving Trust's Sustainable Transport Advice Service and Interest Free Low Carbon Loans.

Grants are also available for the installation of EV charge points for workplaces, with 100% funding currently available for installations up to £10,000. More information can be found at <http://www.energysavingtrust.org.uk/scotland/Organisations/Transport/Electric-vehicles/Electric-Vehicle-Charge-Point-Funding>

The applicant has committed to installing EV charging points and has provided details of where they will be located on the plans.

Noise

The applicant has submitted a noise impact assessment which has shown that noise levels in external areas adjacent to the building are 2dB above the upper guideline values outlined in the relevant standards during the daytime hours. The measured noise level includes the attenuation provided by the existing 1.5m boundary wall. The applicant must increase the height of this wall by supplementing this wall with the addition of a close-boarded fence. Increasing the height of the wall, to a height of 2m would give an additional reduction of 2dB lowering the external noise levels to 55dB during the daytime and meeting the upper guideline value for external amenity spaces. This only applies to amenity spaces adjacent to the façade of the building closest to Corstorphine Road. Amenity areas farther away would be subject to lower external levels.

The assessment has shown that internal noise levels at the façade of the building facing and closest to Corstorphine Road, with the windows open for ventilation, would exceed the guideline values for resting and sleeping during the daytime and during the worst-case night-time period. Mitigation measures have been suggested to reduce internal noise levels to meet the guideline values. The assessment also specifies a noise limit for the plant room to minimise the possibility of adverse impacts at the adjacent receptor. The development shall be built in accordance with the requirements and recommendations of the noise impact assessment. This includes acoustic glazing 4/12/4 which refers to panes two 4mm thick glass separated by a 12mm air-gap.

The external plant for the care home will be located behind a low parapet wall on the roof adjacent to the car park at the rear of the building. The exact details of the plant are not yet known therefore a noise limit has been suggested to maintain the amenity of the local residents.

Contaminated Land

The applicant has submitted a Preliminary Land Quality Risk Assessment which is currently being assessed by Environmental Assessment. Until this has been completed Environmental Assessment recommends that a condition is attached to ensure that contaminated land is fully addressed.

Therefore Environmental Assessment does not object to this application subject to the following conditions;

1. *The following noise protection measures to the proposed care home, as defined in the SLR 'Noise Assessment' report (Ref 402.02498.00015), dated October 2014:*

o Glazing units with a minimum insulation value of 4/12/4mm double glazing should be installed for the external bedroom windows nearest the Corstorphine Road facade.

o Prior to the use being taken up, the wall along Corstorphine Road shall be increased in height to 2m with a 10kg per m² dense acoustic barrier being erected.

o Prior to occupation of the development, details demonstrating that noise from all plant complies with NR25 shall be submitted for written approval by the Head of planning and Building Standards

Details required;

Prior to occupation of the development, details demonstrating that noise from all plant (including air source heat pump system) complies with NR25 within the nearest residential property (with window partially open for ventilation purposes) shall be submitted for written approval by the Head of planning and Building Standards.

shall be carried out in full and completed prior to the development being occupied.

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

(a) A site survey (including initial desk study as a minimum) 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

(b) 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.

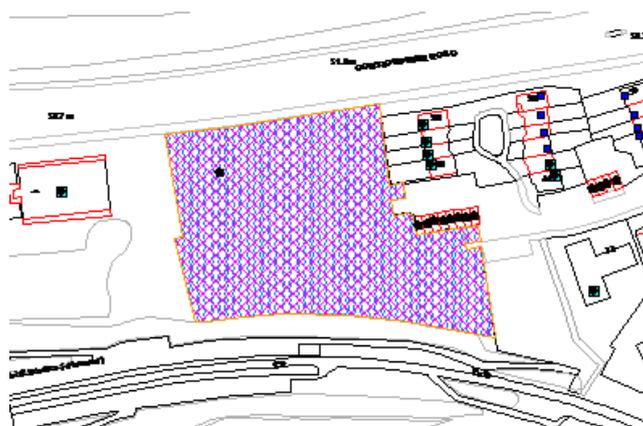
3. *Prior to the occupation of the site, the electric vehicle charging outlets should be provided at the positions indicated on the approved site plan (Drawing number; PL 002) dated 06/01/2015.*

Informative:

4. *Type 2 (EN62196-2), Mode 3 (EN61851-1) compliant and be twin outlet. With the ability to supply 22 kW (32 Amps) AC - Three Phase power and have the ability to be de rated to supply 11 kW to each outlet when both are in use. Where this is not possible then 7 kW (32 Amps) AC - Single Phase chargers that have the ability to deliver power of 7 kW capacity to each outlet simultaneously.*

5. When available the applicant shall provide details of all the boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993.

Location Plan



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