

Development Management Sub-Committee

Wednesday 22 April 2015

REPORT ON FORTHCOMING APPLICATION BY FARNINGHAM PLANNING LTD/PPCA LTD, FOR A MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL, EMPLOYMENT AND PRIMARY SCHOOL USES, 288 METRES SOUTHWEST OF 10 BUILYEON ROAD, SOUTH QUEENSFERRY.

Item number	9.1
Report number	
Wards	A01 - Almond

Summary

To inform the Development Management Sub Committee of a forthcoming planning application for a mixed use development including residential, employment and primary school uses.

In accordance with the provisions of Town and Country Planning (Scotland) Act 1997 (as amended) the applicants submitted a Proposal of Application Notice (ref: 15/00276/PAN) on 16 January 2015.

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 currently comprises primarily agricultural land. The site is bound to the east by the A90, to the north by Builyeon Road, and to the west and south by the approach road to the new Queensferry Crossing.

Site History

No relevant site history.

Main report

3.1 Description of the Proposal

Planning permission will be sought for a mixed use development including residential, employment, primary school uses and ancillary development.

3.2 Key Issues

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

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

The Rural West Edinburgh Local Plan Proposals Map identifies the site as being located within the Green Belt and largely within the Dundas Castle Historic Garden/Designed Landscape.

The Second Proposed Local Development Plan (LDP) promotes the site as Housing Proposal Site HSG32 within which Indicative School Proposal Site SCH 10 is also located. The site also remains largely within the Dundas Castle Historic Garden/Designed Landscape.

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

The application will be for planning permission in principle. Matters concerning design and layout will be considered as part of an application for matters specified by conditions.

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

The proposals should have regard to transport policies of the Rural West Edinburgh Local Plan and Designing Streets. Transport information will be required to support the application.

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

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

In order to support the application the following supporting documents may be required:

- Design and Access Statement;
- Environmental Impact Assessment;
- Ecology Survey;
- Tree Survey;
- Noise information;
- Sustainability information;
- SUDS / surface water management information;
- Archaeology, Heritage and Historical Environment information;
- Site Investigation information;
- Air Quality information;
- Landscape Strategy; and
- Transport Information.

3.3 Conclusion

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

Financial impact

4.1 There are no financial implications for the Council.

Risk, policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 The Proposal of Application Notice (reference 15/00276/PAN) outlined a public exhibition to be held early/mid March 2015 at a venue in South Queensferry to be agreed with the Community Council. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading/external references

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

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Links

Coalition pledges

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

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

Appendices

Location Plan

Location Plan

