

Development Management Sub-Committee

Wednesday 22 April 2015

REPORT ON FORTHCOMING APPLICATION BY ALEX BREWSTER & SONS FOR A MATERIAL VARIATION TO PLANNING APPLICATION REFERENCE 05/01229/FUL TO ALLOW FOR THE RESHAPING OF SLOPE PROFILES & WATER BODIES, ALTERATIONS TO PROPOSED FOOTPATH NETWORK & PROPOSED LANDSCAPE SCHEME AT CRAIGPARK QUARRY, RATHO.

Item number	9.2
Report number	
Wards	A12 – Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for a material variation to planning application reference 05/01229/FUL, to allow for the reshaping of slope profiles and water bodies and the proposed landscape scheme at Craigpark Quarry, Ratho.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/00331/PAN) on 29 January 2015.

Links

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

Report on forthcoming application by Alex Brewster & Sons for a material variation to planning application reference 05/01229/FUL to allow for the re-shaping of slope profiles & water bodies, alterations to proposed footpath network & proposed landscape scheme at Craigpark Quarry, Ratho.

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 site, which is a disused quarry, has an area of approximately 23.2 hectares and lies to the west of Ratho Village. It is currently in the process of being restored, as part of the implementation of a country park granted planning permission in 2007, in conjunction with a proposed residential development on land to the east of the site currently under consideration.

The Union Canal is a Scheduled Ancient Monument and is located on the northern boundary of the site. The Ratho Climbing Centre is situated further to the north. Existing dwelling houses within Ratho Village border on to the site to the north east. Land to the south east and west is part of the Green Belt and in agricultural use. The southern boundary is adjacent to Bonnington Quarry.

A Site of Importance for Nature Conservation (SINC) runs along the northern edge of the site. Access to the site is from Wilkieston Road to the east.

2.2 Site History

The site was an active quarry producing hard rock until 1990 when all extraction ceased.

2 March 2003 - planning application for restoration of redundant quarry and mixed use redevelopment comprising housing, business and commercial uses, with associated engineering works refused (ref; 02/01597/FUL).

14 August 2009 - Planning permission granted for the erection of 117 dwelling houses at the current application site and restoration of the disused quarry to the south west for public amenity purposes (formation of country park) (Ref; 05/01229/FUL). An Environmental Impact Assessment was submitted with this application.

21 November 2014 – Planning permission granted for material variation to planning permission Ref; 05/01229/FUL to provide amended housing layout, substitution of house types and associated works (ref; 13/02527/FUL).

The planning permission granted in 2014 is subject to a legal agreement which updates the agreement previously concluded under the 2009 permission. This agreement requires amongst other matters, the implementation of a phased restoration programme and landscape management plan. The approved restoration works are currently in progress, with infilling of the quarry site now well underway.

Main report

3.1 Description of the Proposal

The proposal is for a material variation to planning application reference 05/01229/FUL to allow for amendments to the proposals for the proposed country park site. The proposed changes include amendments to the slope profiles and water bodies, the re-alignment of the footpath network and changes to the proposed landscaping scheme to reflect the revised contour levels. The approved pedestrian and cycle link to the north west of the site, to link with the canal crossing leading to the Climbing Centre is to be maintained.

3.2 Key Issues

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

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

The proposals will require to conform with the provisions of Policy M6 which supports the beneficial reuse of Craigpark Quarry, including its partial use for housing, subject to; provision being made for safe access to and appropriate re-use of the quarry void; there being no unacceptable impact on local residents or the Union Canal and; providing the transport implications of the proposal accord with the Council's Local Transport Strategy; the existing trees are protected, where possible; and the proposal accords with the overall development plan strategy and other policies.

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

The proposals will be required to comply with the provisions of the Edinburgh Design Guidance in respect Landscape and Biodiversity. The proposed scheme would be expected to result in a high quality landscape, with accessible open space, which promotes biodiversity.

Detailed landscape plans would be required with suitable planting details to demonstrate such provision. The plans would be required to demonstrate that the revised profiles of the slopes would be safe and accessible and in keeping with the character of the surrounding landscape.

The provision for linkages through the site from the proposed housing development to the east, to the canal and onwards to the climbing centre to the north, would require to be maintained, in accordance with the approved plans.

c) the area's ecological value will be safeguarded;

Ecological surveys undertaken in association with the previous planning permissions for this site will require to be updated to identify any protected species found on site and measures for their safeguarding.

The implementation of an updated Landscape and Habitat Management Plan would ensure that suitable measures are put in place to support any such species.

The proposals will require to be screened for an Environmental Impact Assessment.

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

In order to assess the environmental impacts of the proposal, the following information will be required:

- Surface Water management information;
- Flood Risk information;
- Ecological information;
- Visual impact information;
- Tree survey;
- Landscape details;
- Sustainability Statement; and
- Design and access statement.

3.3 Conclusion

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

Financial impact

4.1 Should planning permission for this proposal be granted, the legal agreement concluded under the previous planning permission for this site will require to be updated.

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 15/00331/PAN) outlined a public consultation event to take place at Ratho Community Café on 30 March 2015. The applicant notified Ratho and District Community Council and Pentlands Neighbourhood Partnership of the proposals on 27 January 2015.

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

