

Development Management Sub Committee

Wednesday 12 August 2015

**Application for Approval of Matters Specified in Conds
15/01671/AMC**

**At Regeneration Masterplan Pennywell Muirhouse,
Pennywell Road, Edinburgh**

**Approval of matters specified in Conditions of application
13/01954/PPP - residential development comprising 177
units, landscaping and access.**

Item number	4.7
Report number	
Wards	A04 - Forth

Summary

The proposal complies with the development plan and the non-statutory guidelines. It is a well-designed and high quality modern development and will have a suitable landscape setting. Future occupiers will have an acceptable level of amenity and there will not be a detrimental impact on the amenity of neighbouring properties. The proposals are acceptable in terms of transport and parking. A Memorandum of Agreement will ensure the necessary traffic elements and affordable housing are delivered as part of the development. The setting of the nearby listed building will not be affected and there are no expected human rights or equalities issues.

Links

[Policies and guidance for this application](#)

CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITE9, CITE16, CITE17, CITE18, CITOS1, CITOS2, CITOS3, CITH1, CITH2, CITH3, CITH4, CITT4, CITT5, CITT6, CITH7, CITCO1, CITCO2, CITT3, CITT2, NSG, NSGD02, NSDCAH, NSMDV, NSP,

Report

Application for Approval of Matters Specified in Conds 15/01671/AMC

At Regeneration Masterplan Pennywell Muirhouse, Pennywell Road, Edinburgh

Approval of matters specified in Conditions of application 13/01954/PPP - residential development comprising 177 units, landscaping and access.

Recommendations

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

Background

2.1 Site description

The site is an irregular shape to the north of the Pennywell/Muirhouse Masterplan area. It covers 3.61 hectares.

The eastern edge of the site forms the boundary with Craigroyston Community High School playing fields and car park. To the south of the site is Pennywell Gardens and beyond this is a cleared site where the new Partnership Centre is under construction. To the west of the site is Pennywell Medway and Pennywell Grove. St Andrews Church of Scotland which is a category C listed building is at the south west corner. A number of ancillary church buildings are on this site, ranging from single to two and two and a half storey. Three and four storey flats are on the opposite side of the Medway and Grove. Muirhouse Parkway forms the northern edge of the site. Beyond this road further north is Salveson Gardens, a residential area of two-storey houses.

The site is fairly flat. There are mature trees on the central reservation at Muirhouse Parkway in the north. There are no other trees on the site. There is an electrical sub-station towards the centre of the site.

The wider surrounding area is mainly residential with much of the housing built after 1945. There are shops nearby to the south and east at Pennywell and Drylaw shopping centres. Bus stops are located near the site. Both Pennywell Road and Muirhouse Parkway have frequent bus services.

In relation to the relevant planning permission in principle (13/01954/PPP), which includes a number of sites, this application boundary combines sites 1 and 2.

2.2 Site History

9 September 2010- Redevelopment of five sites for affordable housing and housing for sale with associated landscaping and public realm. This site is adjacent to Muirhouse Parkway, Pennywell Road and Ferry Road. (application number 10/01273/PPP).

23 March 2012 - Demolition of two residential blocks and redevelopment of the site for housing in conjunction with the wider masterplan for the site identified in application 10/01273/PPP at 21-39 Muirhouse Parkway granted planning permission in principle. This site was not included in the original application (10/01273/PPP) for planning permission in principle since at that time the housing was not demolished. (application number 12/00357/PPP).

18 September 2013- Planning Permission in Principle granted for the renewal of Planning Permission in Principle (refs 10/01273/PPP + 12/00357/PPP) for development of affordable housing + housing for sale with associated landscape + public realm. This is the planning permission in principle to which this approval of matters specified in condition application relates (Reference 13/01954/PPP).

History of nearby sites:

18 February 2005- an outline planning application was granted for a new secondary school, open space and community recreation facilities to replace the former residential area at Pennywell. A condition of the development was for sports pitches to be provided on the former Silverknowes Riding School (Reference 04/02749/OUT).

7 October 2008 - A material variation to the previous detailed planning approval for the Craigmoynton Community High School (06/03200/FUL) was granted (Reference 08/02676/FUL).

4 April 2012 - An application for approval of matters specified in condition was granted for 34 no. residential units comprising a mix of houses and flats with associated landscaping and infrastructure for site 3 of the Pennywell Masterplan planning permission in principle 12/01273/PPP (Reference 12/00188/AMC).

16 August 2012- An application, known as the Pennywell and Muirhouse Central Area Masterplan (PAMCAM) for planning permission in principle was approved. This was for residential development including affordable housing and housing for sale with associated parking/landscaping and public realm, North West Edinburgh Partnership Centre (NWEPC) with ancillary café, parking/landscaping and public realm, youth centre and Multi Use Games Area (MUGA). artists' studios, associated demolitions and alterations to shopping centre and library/arts centre. Its location is between the northern and southern sites of the 13/01954/PPP permission. This permission completed the masterplanning of the Pennywell/Muirhouse area. It contains the land known as sites 4, 5, 6, 7 and 8 and is designed to integrate with the masterplan to which this AMC application forms part of. (Reference 12/00996/PPP).

26 February 2014 - An application for approval of matters specified in conditions was granted for 193 units, landscaping and access on the site of the former Craigmoynton High School, west of Pennywell Road (Reference 13/05158/AMC).

Main report

3.1 Description Of The Proposal

The application seeks approval for the matters specified in conditions of the 13/01954/PPP planning permission in principle. These matters are set out in conditions 1, 2, 3 and 5 of that consent. The matters are the full detail of the proposal and include: siting, design and height of development; design of open space; car parking; number of dwellings; waste management; sustainability; footpaths and cycle routes; surface water drainage arrangements; hard and soft landscape details; details of bat boxes and swift bricks; existing and finished ground levels; site survey for land contamination and associated remedial measures and road noise.

A total of 177 dwellings are proposed, which includes 85 houses and 92 flats. Seventy five of the dwellings are proposed as affordable and 102 for market sale. The mix is as follows:

	1 bed	2 bed	3 bed	4 bed	5 bed
Houses for sale	-	9	17	8	6
Flats for sale	13	49	-	-	-
Houses- affordable-		-	37	4	4
Flats- affordable	18	12	-	-	-

The density of the development using the method set out in the Edinburgh Design Guidance is 49 dwellings per hectare.

The general layout follows the masterplan approved through the planning permission in principle, reference: 13/01954/PPP. Whilst the current site shares the same footprint as the consented masterplan of that planning permission, there are a number of changes on the ground which have impacted on the detailed design strategy. These changes together with an evolving set of urban design solutions have resulted in a number of amendments to the master plan. These changes are highlighted at the relevant parts of this report.

Three new streets will join Muirhouse Parkway. These run north to south. A proposed new road will join up to Pennywell Medway. This runs east to west. Three new streets join Pennywell Gardens to the south of the site.

Two blocks of flats are located to the north west corner of the site fronting on to Muirhouse Parkway. The third block of flats lies to the south east of the site fronting on to Pennywell Gardens. The remainder of the site is taken up with houses which are either terraced, mid/end townhouses or semi-detached. The former flatted blocks on the northern boundary were shown as retained in the PPP masterplan, but have since been demolished.

The houses are a mix of two and three storey with mainly pitched roofs. Some roofs have a mono pitch. The flats are four storey with a flat roof. The buildings have a modern appearance.

The main building material is brick with two tones of red brick being proposed. Each tone contains a variety of bricks and these will be selected to complement one another. Other materials include zinc cladding, small areas of white feature facing brick and a smooth brilliant white render.

Doors and windows have a dark grey composite frame. The buildings are roofed with concrete tiles.

A village green area is proposed in the centre of the site. It has a children's play area, an amenity lawn with mounds, seating with ornamental planting and trees.

Parking is generally provided on street with driveways for houses. Two hundred and forty car parking spaces are proposed. This total includes: 93 driveways/spaces for all terraced and semi-detached properties, 130 on street spaces to serve the flats, four disabled parking bays, nine disabled visitor parking bays, two City Car Club parking spaces and two electric charging point parking spaces. The parking spaces will be constructed to be porous. Cycle parking stores will be located off the common stairs at ground floor level in the flats.

Street trees are proposed throughout the development.

Documents

Supporting information has been submitted and is available to view on the Council's Planning and Building Standards Online Services. The following documents have been provided:

- Planning Statement
- Design and Access Statement
- Sustainability Statement
- Historical Works and Outline Remediation Strategy Evidence
- Arboricultural Survey
- Landscape Management Plan
- Supplemental Environmental Site Assessment

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 is acceptable;
- b) the proposed layout, design, density and landscaping are acceptable;
- c) the proposal will provide an acceptable level of amenity for future occupiers;
- d) the housing mix and affordable housing are acceptable;
- e) the proposals will have any impact on neighbouring amenity;
- f) the proposals are acceptable in terms of transport, parking, access and servicing requirements;
- g) the proposal is acceptable in terms of impact on drainage, surface water management, flooding, environmental impacts in terms of ecology, contamination, noise and archaeology;
- h) the proposal meets sustainability criteria;
- i) the setting of the listed building is preserved or enhanced;
- j) the density of the development is acceptable;
- k) the proposals have any equalities or human rights impacts, and
- l) material representations and community council comments have been taken into account.

a) The principle of development

The principle of the proposal has been established in planning permission 13/01954/PPP. It complies with the adopted Edinburgh City Local Plan (ECLP). The principle of the proposed development in this location is acceptable.

b) Layout, design and landscaping are acceptable

The general layout has already been approved under permission 13/01954/PPP. The layout is acceptable.

The buildings are a mix of terraced, townhouses, semi-detached homes and flats. Across the site, buildings are predominantly two and three storey. Higher flatted blocks are located in two parts of the site. Two four storey blocks are located at the north west corner of the site adjacent to existing nine storey flats. These two blocks continue the high density frontage along Muirhouse Parkway and the building heights reduce from west to east. The north western flatted block has been amended from the masterplan and increased to four storeys along its full length to improve its relationship to the much taller nine storey existing block adjacent. The overall length of this block has also been amended from the masterplan. It has been shortened to introduce a row of houses which better addresses the adjoining context on this boundary. The southern elevation of the central flatted block at this location has been amended from the masterplan and increased to four storeys to assist in further defining the central open space.

The second location for the four storey flatted blocks is the south east corner of the site forming a feature at the corner of Pennywell Gardens and Pennywell Grove. Building heights on the remaining site and towards the centre reduce to two storey creating a more intimate scale around the central open space. The building line between Pennywell Grove and Pennywell Gardens has been amended from the masterplan and pulled back to improve the relationship and setting of the adjoining St Andrew's Church.

The heights are compatible with those of the surrounding streets and area and are consistent with the heights shown in the 13/01954/PPP consent.

The buildings will have a modern appearance. Window patterns will give a structured and symmetrical architectural style to the elevations. Roof pitches on the houses are consistent throughout the site. Roofs on flatted blocks have mono-pitched roofs which add interest. The simple palette of materials provides uniformity and blends well with the earlier sites in the masterplan area. The materials and design of elevations are acceptable.

The bin and cycle stores will be integrated into the flatted blocks and this complies with the Edinburgh Design Guidance.

Landscaping and boundary treatments are key components of the development. The landscape proposals are of a high standard and form an integral part of the housing layout. The planting of a new row of avenue trees within the grassed verge to Muirhouse Parkway is welcomed as is the high quality street tree planting proposed throughout the development. The design and details of landscape are appropriate to the layout and context.

Boundary treatment proposed is satisfactory. Hedging has been chosen to enclose private front gardens and driveways. A beech hedge will enclose front gardens of private houses. Private terraces to the flatted blocks are enclosed with an evergreen hedge. Along inactive enclosed boundaries, a wildlife hedge will be planted.

Police Scotland are meeting with the applicant to address localised issues of security throughout the site.

The proposed layout, design and landscaping are acceptable.

c) Amenity for future occupiers

All of the houses will have private garden space and the flats will have access to communal/semi-private open space. The amount of private open space to be provided for the flats exceeds the requirement set out in Edinburgh City Local Plan Policy Hou 3 Private Open Space of 10 sq m per flat. The amount of greenspace throughout the site also complies with the local plan requirement set out in policy Hou 3 of 20% minimum. The greenspace is well designed and integrated and will incorporate a village green in the centre of the site ensuring that all homes meet the Council's local greenspace standard. The proposal in the approved masterplan for a 'multi-use games area' (MUGA) on this site has been removed due to the proximity of residential properties. This will be provided elsewhere in the masterplan area.

One bedroom dwellings have an area of 52 sq m, two bedroom dwellings range between 66 and 81 sq m and three bedroom dwellings are 91 to 128 sq m. In addition there are larger wheelchair accessible 1 and 3 bedroom flats and houses which achieve 128 sq m. The sizes of the dwellings comply with the minimum residential unit sizes advised by the Edinburgh Design Guidance. Therefore, a sufficient amount of internal living space will be provided.

An acceptable level of amenity for future occupiers will be provided.

d) Housing mix and affordable housing

Of the dwellings proposed, 42% i.e. 75 will be affordable. This exceeds the minimum amount of 25% (i.e. 44 units) required by ECLP policy Hou 7. The affordable housing will be of the same style and materials as the houses for sale and will be tenure blind. There will be a mix of dwelling types and sizes including three, four and five bedroom houses and one and two bedroom flats. Many of the units are larger than the Edinburgh Design Guidance suggests and many on the ground floor are wheelchair accessible units. The design, positioning and amount of affordable housing are acceptable. A minimum 25% affordable housing requirement will be included in the Memorandum of Agreement between Council Services.

e) Neighbouring amenity

The housing is arranged in simple forms to create clearly defined street edges. Windows are generous to create attractively proportioned elevations with consistent rhythms whilst providing good daylighting and passive supervision. This allows the buildings to respond appropriately to the streets and spaces they define and benefit from orientation for the best sunlight. Sunlight analysis was submitted for the masterplan application (planning permission 13/01954/PPP) and demonstrates that the impacts on neighbouring properties are acceptable.

f) Transport, parking, access and servicing requirements

Proposed footpaths and cycle routes will be shared surfaces, a network of which are integrated throughout the proposed development and linking to the surrounding area at eight locations. The routes will link to Muirhouse Parkway at three locations where public transport and a wider network of walking and cycling routes can be accessed.

To the south, the foot and cycle path will link to the wider Pennywell area beyond, and the remainder of the masterplan area.

All foot/cycle routes will be well overlooked by residential properties. Residents of all properties will have direct access on foot to bus stops on Pennywell Road and Muirhouse Parkway.

Cycle parking is integrated into the flats and meets the requirements of the Parking Standards.

A road construction consent will be required as well as traffic orders and a contribution for two car club spaces. Transport has advised that it has no objection to the application subject to conditions or informatives being attached to the permission. These matters will be dealt with via a Memorandum of Agreement between Council Services. Transport has advised that a tram contribution will not be required in this case.

The applicant is in discussions with Waste Management regarding servicing of the refuse facilities. Swept path analysis drawings have been submitted showing how refuse lorries can manoeuvre. An informative advising the applicant to agree final details with Waste Management is recommended.

Parking provision is to be 227 spaces, including 97 off-street spaces for 177 residential units, which is in line with current Council parking standards.

The proposals are acceptable in terms of transport and parking, including parking, access and servicing requirements.

g) Drainage, surface water management, flooding, environmental impacts in terms of ecology, contamination, noise and archaeology

SEPA has advised that it has no objection to the proposals and is satisfied that the relevant condition in relation to the provision of an adequate sustainable urban drainage system at the site can be discharged.

Swift bricks will be installed in the elevations. The applicant has advised that bat boxes will be provided on nearby trees outwith the site.

Site investigation information was submitted for the planning permission in principle application. The information submitted for this AMC application states that further site investigation and remediation is required. It is essential that it is demonstrated that the previously developed site is safe for residential use. A condition requiring additional site investigation information and if required remedial works is recommended.

The City's Curator of Archaeology has advised that there are no known archaeological implications.

The proposal will provide adequate drainage and is acceptable with regard to surface water management and flooding. There will be no detrimental impact on ecology or on archaeology.

A condition requesting a site survey and remediation measures will ensure the site will be safe for development and will not be detrimental to the amenity of future occupiers.

h) Sustainability

The applicant has submitted a sustainability statement in support of the application. The proposed development will meet current Building Standards, will be constructed on brownfield land, meet a 30% carbon reduction and is designed to achieve an Ecohomes rating of very good. Passive solar design with living rooms to the front (southern) are proposed as well as electric car spaces, low flush WCs, reduced flow rates on taps and shower. Materials will be sustainable with 10% using recycled source and timber will be Forest Stewardship Council (FSC) or certified alternatives.

The proposal is classed as a major development and has been assessed against Part B of the sustainability standards. The points achieved against the essential criteria are set out in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water Conservation	10	10
Section 3: Surface Water Run Off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	30
Total Points	80	80

The proposal meets the essential requirements of the Edinburgh Standards for Sustainable Buildings.

In addition, it is also proposed to install some desirable requirements. Enhanced building fabric will be used, enhanced insulation values for walls, efficient boilers and MVHR (Mechanical Ventilation with Heat Recovery).

The proposal meets sustainability criteria and complies with the Edinburgh Design Guidance.

i) Setting of the listed building

There are no listed buildings on the site.

To the south and west of the site at the junction of Pennywell Medway and Pennywell Gardens is a Category C listed church (reference 51748; date of listing 6/3/2011). The proposed development will not change the setting of the church. The building line between Pennywell Grove and Pennywell Gardens has been amended from the masterplan and pulled back to improve the setting of the church and its relationship with the proposed development.

The proposal will not impact on the setting of the nearby listed building.

j) Density

The density of 49 dwellings per hectare is efficient use of land. It is providing a mix of houses and flats that will meet the needs of a range of future residents. The density is lower than some surrounding areas where there are only flats but is higher than would typically be found in suburban areas. This is because there is a mix of houses and flats. The development will provide an attractive residential environment and living conditions within the development will be good. The site is accessible for buses and the development will help support local facilities such as nearby shops. The proposal therefore meets the requirements of Edinburgh City Local Plan Policy Hou 4 and is acceptable.

k) Equalities or human rights

The proposed development has been designed to give barrier free access. A range of living accommodation will be provided that will support different users including young families and the elderly. This site is accessible for those with mobility issues. The proposed development will give good access to public transport, green spaces and local facilities. Affordable housing will be provided for those who cannot access the traditional housing market. There are no equalities issues.

The proposal will not have a detrimental impact on existing neighbouring properties in terms of the loss of privacy or the loss of daylighting.

It is not expected that the proposal will have an impact on equalities or human rights.

l) Material representations and community council comments

No public comments have been received and there have been no comments from community councils.

Conclusion

In conclusion, the proposal complies with the development plan and the non-statutory guidelines.

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 construction works on site:
 - (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Building Standards, 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 Head of Planning and Building Standards.

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 and Building Standards.

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. Prior to commencement of works on site, sample panels, to be no less than 1.5m by 1.5m shall be constructed on site demonstrating each proposed external material and accurately indicating the quality and consistency of future workmanship and submitted for written approval by the Head of Planning and Building Standards.
4. The approved landscaping scheme as shown in drawings 11 to 15 shall be fully implemented within six months of the completion of the development

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/ processes on the site.
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. A suitable Memorandum of Agreement is required to provide:
 - a. A contribution of £12,000 to provide 2 (two) car club spaces for the development. The location of the proposed spaces to be agreed with the car club operator;
 - b. A contribution of £2,000 to progress a suitable order to designate on-street disabled parking spaces;
 - c. A contribution of £2,000 to progress a suitable order to redetermine footways, cycle tracks and carriageways as necessary;
 - d. A contribution of £2,000 to progress a suitable order to introduce waiting and loading restrictions as appropriate;

- e. A contribution of £2,000 to progress a suitable stopping up order as necessary under Section 207 of the Town and Country Planning (Scotland) Act 1997; and
- f. A minimum of 25% affordable housing provision.
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. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The applicant should note that the road layout, specification, materials, drainage, lighting etc are not approved at this stage.
 5. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if the off-street bays should be enforced under this legislation. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by Head of Transport.
 6. Access to any car parking area is to be by dropped kerb (ie. not bell mouth).
 7. A length of 2m nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road.
 8. Any gate or gates must open inwards onto the property.
 9. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012.
 10. The applicant shall seek confirmation from Waste Management that the proposals are acceptable.
 11. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or ten years from the date of the planning permission in principle (13/01954/PPP), whichever is the later.

Financial impact

4.1 The financial impact has been assessed as follows:

There will be no financial implications as a result of this application.

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. No adverse impacts were identified.

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

Consultation was carried out on the 13 April 2015. No letters of representation have been received.

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

The site is located within the Urban Area as shown on the Edinburgh City Local Plan Proposals Map, where general policies apply. All general housing policies (HOU 1 to HOU 4) apply. Os 3 - Open space in New Development also applies.

Date registered

10 April 2015

Drawing numbers/Scheme

01-045,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Lesley Porteous, Planning Officer

E-mail:lesley.porteous@edinburgh.gov.uk Tel:0131 529 3203

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

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

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

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 16 (Species) sets out species protection requirements for new development.

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

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

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

Policy OS2 (Playing Fields Protections) sets criteria for assessing the loss of playing fields.

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

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 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.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Com1 (Community Facilities) sets requirements for the provision of community facilities associated with large scale residential development, and the protection of existing community facilities.

Policy Com2 (School Contributions) sets the requirements for school contributions associated with new housing development.

Policy Tra 3m (Tram Contributions) requires contributions from developers towards the cost of tram works where the proposed tram network will help address the transport impacts of a development.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

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.

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Appendix 1

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Consultations

Archaeology – response dated 14 April 2015

Further to your consultation request I would like to make the following comments and recommendations concerning this application for approval of matters specified in conditions of application 13/01954/PPP- residential development comprising 177 units, landscaping and access.

I refer you to my earlier comments in respect to the earlier 13/01954/PPP Masterplan application which stated there were no known archaeological impacts. As no new information has come to light for additional heritage assets in this area I can confirm there are still no known archaeological implications upon this proposed application.

SEPA – response dated 17 April 2015

We have no objection to the above proposal and are satisfied from our perspective that the relevant condition in relation to the provision of an adequate sustainable urban drainage system at the site can be discharged.

Natural Environment – response dated 6 May 2015

COMMENTS

Des 5 External Spaces

The landscape proposals are of a high standard and form an integral part of the housing layout. The proposed materials are appropriate for a residential context and have been well considered to provide a distinct sense of place.

The central village green will meet the Council's Local Greenspace Standard and includes an interesting mix of planting, paving, together with seating and litter bins, whilst relating well to the onsite play provision.

The planting of a new row of avenue trees within the grassed verge to Muirhouse Parkway is welcomed as is the high quality street tree planting proposed throughout the development.

The only comment offered, considering the narrow fronted terraces and proximity of tree planting proposed, is to review the eventual height and spread of all street trees to avoid any future pressure for tree removal..

Where possible, *Quercus palustris* should be set further back from buildings. *Carpinus betulus* 'Fastigiata' broadens with age and should be substituted with *Carpinus betulus* 'Frans Fontaine' which has a more upright form.

Without altering the continuity of this part of the site with earlier phases, this may be something worth considering in terms of design review and continuous improvement.

Des 3 i Development Design – biodiversity will be protected and enhanced

Refer to condition K/informative 5 of 13/01954/PPP on biodiversity mitigation.

SFC Affordable Housing – response dated 27 May 2015

1. Introduction

I refer to the consultation request from the Planning Department about this planning application.

Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

* The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

* This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Requirement

This application proposes 177 residential units. These homes will form part of an overall consented masterplan for the area which will deliver approximately 719 units in total including 356 homes for Council owned social rent and mid market rent and 363 homes for open market sale. The development will be built across four phases over a number of years and will provide a well integrated mixed community with 34 social housing units having already been provided at West Pilton Crescent.

This phase of the masterplan area proposes to deliver a mix of tenures consisting of 102 private homes for sale and 75 affordable homes for social rent and mid market rent which will be owned and managed by the City of Edinburgh Council's 21st Century Homes. They will comprise 45 three and four bedroom houses and 30 one and two bedroom flatted apartments.

They will also include 8 homes specifically designed for wheelchair use and the site is accessible from a number of points in close proximity (250m) to public transport.

The provision of such a high level of homes of approved affordable tenures is highly commended and warmly welcomed by this department.

This department is highly supportive of this application and requests that the applicant enter into a Section 75 legal agreement to provide the affordable housing before commencement of the project. This should be included in the informatives section of the report to Committee.

Location Plan



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