

# Development Management Sub Committee

**Wednesday 26 August 2015**

**Report for forthcoming application by**

**Cullross Ltd, Hillcrest Housing Association. Capability Scotland for Proposal of Application Notice**

**15/03528/PAN**

**At 7A Loaning Road, Edinburgh, EH7 6JE**

**To develop approximately 60 affordable apartments for Hillcrest Housing Association with associated parking, cycle storage, refuse storage and greenspace.**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	A14 - Craigentiny/Duddingston

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for residential development.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (reference: 15/03528/PAN) on 8 July 2015.

## Links

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<b>Coalition pledges</b>	
<b>Council outcomes</b>	CO7, CO19, CO23
<b>Single Outcome Agreement</b>	SO4

# **Report for forthcoming application by Cullross Ltd, Hillcrest Housing Association. Capability Scotland for Proposal of Application Notice**

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## **Recommendations**

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- 1.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

## **Background**

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### **2.1 Site description**

The application site is located on the north side of Loaning Road next to Craigentiny House and was originally part of its estate. It was recently used for St. Jude's Laundry facilities and the New Trinity Centre.

The street and immediate surrounding area are predominantly residential and contain a variety of architectural styles. Community faculties and a school are located nearby.

### **2.2 Site History**

11 January 1993. Permission granted to alter and extend premises at 7 Loaning Road (planning application 92/02894/FUL);

17 September 2002. Permission granted for erection of 80 flats (as amended to 77 flats) at 3-7 Loaning Road (planning reference: 01/03748/FUL);

30 October 2002. Permission varied for erection of 80 flats (as amended to 77 flats) at 3-7 Loaning Road (planning reference: 01/03748/VARY);

17 October 2003. Permission granted to delete condition no 5, relating to the requirement for 8 affordable housing units at 3 to 7 Loaning Road (planning reference: 02/04328/FUL); and

11 March 2004. Permission varied for erection of 77 flats at 3-7 Loaning Road (planning application: 01/03748/VAR2).

## Main report

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### 3.1 Description Of The Proposal

An application will be submitted for residential development of approximately 60 units. All of the units, i.e. 100%, will be affordable units. Associated landscaping/greenspace, cycle and refuse storage, and parking are also proposed.

### 3.2 Key Issues

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

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

The site is in the Urban Area in Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP).

The application must show how it will respect the context of the site location and be accompanied by a Design and Access Statement.

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

The application will be submitted as a planning permission in full. It will establish the detailed design and layout, including heights and landscaping. The proposal will be expected to comply with the Edinburgh Urban Design Guidance.

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

The proposal should have regard to the transport policy of Edinburgh City Local Plan and Designing Streets. Consideration will need to be given to any additional impact on traffic flows and access to public transport. Transport information will be required to support the application.

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

The applicant 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. Information will also be required to show that amenity for both future occupants and existing neighbours is acceptable.

In order to support the application the following information will be submitted:

- Pre-Application Consultation (PAC) report;
- Design and Access Statement;
- Site Investigations - contamination survey & remediation;
- Archaeology information;
- Transport Information - including a Quality Audit Stage 1;
- Visual Impact information;

- Landscape Strategy - landscape management plan integrated with SUDS;
- Flood Risk Assessment, Drainage and Surface Water Management Plan;
- Sustainability Information - (S1) Sustainability Assessment form;
- Affordable Housing - details of what has to be provided;
- Daylighting - for both proposed units and existing neighbouring properties;
- Noise Impact Assessment - and mitigation; and
- Phase 1 Habitat and Protected Species Survey.

### **3.3 Assessment**

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 application is received and consultees and the public have the opportunity to comment.

### **Financial impact**

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**4.1** It is likely that the application will be subject to a legal agreement.

### **Risk, Policy, compliance and governance impact**

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

### **Equalities impact**

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**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**

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

### **Consultation and engagement**

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#### **8.1 Pre-Application Process**

Pre-application consultation has taken place and further pre-application discussions will take place on this application.

#### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 15/03528/PAN) outlined a public exhibition to be held on 2 and 3 September 2015 at Craigentenny Community Centre. Posters will be displayed in Craigentenny Community Centre, Piershill Library, Meadowbank Stadium and Morrison's supermarket. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

### **Background reading/external references**

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- To view details of the proposal of Application Notice 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](#)

## **David R. Leslie**

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## Links

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### 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.

## Location Plan

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