

# Development Management Sub Committee

Wednesday 2 December 2015

**Application for Planning Permission 15/01119/FUL  
At 22 Craigmount Avenue, Edinburgh, EH12 8HQ  
Demolition of existing single storey office and erection of  
five houses with all associated parking and garden ground  
(as amended).**

|                      |                      |
|----------------------|----------------------|
| <b>Item number</b>   | 4.6                  |
| <b>Report number</b> |                      |
| <b>Wards</b>         | A03 - Drum Brae/Gyle |

## Summary

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The proposal is acceptable in principle and is a compatible use for this site. The layout, scale, form and design are compatible with the surrounding area and will deliver an appropriate response taking account of the site's constraints. The proposal will achieve a satisfactory residential environment for future occupiers and will not have an adverse impact on the amenity of neighbouring properties. Transport has raised no objections to the proposal. The proposal complies with the Development Plan and non-statutory guidance. The proposal is acceptable and there are no material considerations which outweigh this conclusion.

## Links

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|  |   |
|--|---|
| <a href="#">Policies and guidance for this application</a> | CITD1, CITD3, CITD5, CITH1, CITH4, CITT4, CITE12, CITT5, NSGD02, NSP, |
|--|---|

# Report

## **Application for Planning Permission 15/01119/FUL At 22 Craigmount Avenue, Edinburgh, EH12 8HQ Demolition of existing single storey office and erection of five houses with all associated parking and garden ground (as amended).**

### **Recommendations**

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1.1 It is recommended that this application be Minded to Grant - Legal Agreement.

### **Background**

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#### **2.1 Site description**

The application site area is approximately 0.14 hectares and it is located at the corner of Craigmount Avenue and Craigmount View.

The site comprises a detached single storey building currently in use as an office, and a detached garage. Parking and amenity space is located within the western part of the site fronting Craigmount Avenue. Combined vehicular and pedestrian access into the site is provided from Craigmount Avenue.

Several trees are located towards the site's northern and southern edges, and the eastern boundary is bounded with mature vegetation. Hedging is present on the northern part of the site's western boundary and at the boundary of (but outwith) the site's southern boundary. The site's northern and remaining western boundary is marked by a low brick wall. The site drops in ground level from north to south.

Immediately to the south of the site is a car park and to the east is a restaurant. Further south is a row of two storey terraced houses and to the south east is a recently constructed three storey block of flats.

The wider area is predominantly residential, consisting of a mix of detached and semi-detached bungalows and one and a half storey detached houses, along with a number of two storey semi-detached houses and terraces.

#### **2.2 Site History**

17 June 1997 - Planning permission granted to continue use of one and erect another temporary cabin (application number 97/00850/FUL).

21 January 2005 - Planning permission granted to take down existing store and erect a building to store records (application number 04/04316/FUL).

09 February 2015 - Application withdrawn for demolition of existing single storey office and erection of terrace of seven townhouses with all associated parking and garden ground (application number 14/05333/FUL).

## **Main report**

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### **3.1 Description Of The Proposal**

The proposal comprises the demolition of the existing office building and garage and the erection of five dwellings. These will be two and a half storeys. Two of the dwellings will be semi-detached and the remaining three dwellings will be in a terraced block. Four of the dwellings will have four bedrooms and the other will have five bedrooms.

The dwellings will be accessed directly from either Craigmount Avenue or Craigmount View and parking will be provided via driveways to the front and side or through the use of an integral garage. Four of the dwellings have off-street parking for two cars, with the remaining dwelling providing one off-street parking space. Each dwelling will have private front and rear gardens with the capacity for accommodating cycle storage. Due to the change in levels, access ramps will be incorporated into three of the five front gardens.

Six out of 12 trees will be removed in order to accommodate the new houses. The existing hedge along the northern part of the site's western boundary will be replaced with a new hedge and low brick wall which will wrap around the site's north western corner. The remaining western and northern site boundaries will be delineated by a low brick wall. A 1.8 metre high acoustic timber fence will be added along the eastern site boundary adjacent to the restaurant. Retaining walls topped with either timber or galvanised steel fencing will be positioned in between each plot.

The dwellings are contemporary in design and incorporate features including bay and dormer windows. The roofs have been designed in a mansard style, and flat roof dormer windows and roof lights facilitate the use of the attic spaces.

The external materials predominantly comprise white render, grey brick and painted steel detailing, slate for the roofs, timber framed windows and doors, and zinc cladding for the dormer windows.

Bin storage is capable of being accommodated within each plot.

### **Supporting Documents**

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Noise Report.
- Design Statement.
- Drainage Report.
- Stage 1 Bat Survey.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 proposal is acceptable in principle;
- b) the proposal is of an appropriate layout, scale, form and design and does not detract from the character appearance of the area;
- c) the proposal will not have an unacceptable adverse impact on protected species and trees;
- d) the proposal will create an acceptable living environment for future occupiers;
- e) the proposal will have an adverse impact on neighbouring amenity;
- f) the proposal will have an adverse impact on traffic, road safety and parking;
- g) any impacts on equalities or human rights are acceptable; and
- h) comments raised have been addressed.

#### a) Development Principle

The application site is located in the Urban Area as designated by the Edinburgh City Local Plan (ECLP).

Housing development is permitted in principle within the Urban Area by ECLP Policy Hou 1 (Housing Development), subject to it being compatible with other plan policies.

The proposal is acceptable in principle.

## b) Layout, Scale, Form and Design

Whilst there is a predominance of one to one and half storey dwellings in the vicinity, there are a number of two storey semi-detached and terraced properties which contribute to the overall housing mix and add interest to surrounding streets. The site sits within a perimeter block containing larger scale housing comprising a two storey terraced block and a modern three storey block of flats. In addition, the restaurant located immediately to the east of the site provides a focal point for the surrounding area.

The proposed dwellings will sit comfortably within their context and will not appear out of character with the surrounding area. The dwellings step down from north to south reflecting the area's undulating character, and the orientation of the semi-detached block will ensure that the street corner is well activated. The existing building line along Craigmount Avenue will be both respected and strengthened as a result of this proposal. The proposal will add further variety to the house types available in the locality.

The layout and plot ratios reflect the spatial character of the area and will not result in the overdevelopment of the site. An appropriate quantity of private amenity space is provided and appropriate provision is made to enable bins to be stored within property boundaries.

The combination of off-street driveway parking and integral garage parking is appropriate and reflects the range of parking arrangements within the vicinity.

The proposal's contemporary design takes its cue from features evident in the surrounding area including bay and dormer windows. The key materials are reflective of the surrounding area and the use of more contemporary elements such as zinc cladding will add interest to the elevations.

No objection has been raised with regard to archaeology subject to a condition requiring a programme of work to be undertaken in accord with a written scheme of investigation to be submitted prior to the commencement of development.

The proposal complies with ECLP policies Des 1 (Design Quality and Context), Des 3 (Development Design), Des 4 (Layout Design), Des 5 (External Spaces), Hou 2 (Housing Mix), Hou 3 (Private Open Space) and Hou 4 (Density). The proposal also complies with the associated Edinburgh Design Guidance.

The proposed layout, scale, form and design of the development are compatible with the surrounding area, and is acceptable.

## c) Protected Species and Trees

The proposal will result in the loss of six trees comprising a mix of ash, cherry and poplar of a range of ages from mature (the ash and cherry to the front) to early mature. While there is not a comprehensive tree survey relating to the tree stock on the site, when inspected the trees identified for removal were found to be in a condition or situation where no objection would be made to their removal.

The loss of the trees will have a minimum impact on the character or amenity of the area. An appropriately worded condition has been added to ensure replanting is undertaken to the satisfaction of the Planning Authority to compensate for the losses.

A bat survey has been undertaken which confirms that there is no evidence of bat roosts in the buildings or trees. No concern is raised with regard to protected species.

The proposal complies with ECLP policies Env 12 (Protection of Trees) and Env 16 (Species Protection).

The proposal is acceptable with regard to its impact on trees and protected species.

#### d) Living Conditions

To ensure satisfactory amenity for future occupiers, the Edinburgh Design Guidance sets out minimum internal floor areas for dwellings. Four bedroom dwellings require a minimum floor area of 91 square metres. The proposed dwellings exceed the minimum standard of internal space required for the number of bedrooms proposed.

Future occupiers will have adequate daylight, sunlight, privacy and immediate outlook. The proposal will provide direct access to private amenity space and adequate levels of amenity space is provided. The proposal is compatible with nearby uses.

Environmental Assessment raises no objection with regard to the proposal in terms of its impact on the amenity of future occupiers. An acoustic timber fence will be erected along the eastern boundary of the site to mitigate impacts associated with noise from the adjacent restaurant.

The proposal complies with ECLP Policy Des 3 (Development Design) and the associated Edinburgh Design Guidance.

The standard of living provided by the proposal is acceptable.

#### e) Neighbouring Amenity

The position, scale and siting of the proposal will not result in any adverse impacts on the privacy, sunlight, daylight or outlook experienced by neighbouring properties. The properties are at a sufficient distance from neighbouring properties to meet the requirements set out in relevant non-statutory guidance.

Environmental Assessment raises no objection with regard to the proposal in terms of its impact on existing neighbouring amenity.

The proposal complies with ECLP Policy Des 3 (Development Design) and the associated Edinburgh Design Guidance.

#### f) Traffic, Parking and Road Safety

The proposal falls within parking Zone 4 of the Council's non-statutory guidance on Parking Standards and requires a minimum of two parking spaces for dwellings with more than four rooms.

The proposal meets the parking requirement with the exception of one dwelling, where only one off-street parking space can be accommodated within an integral garage.

To accommodate an additional parking space, the integral garage would either need to be expanded across the majority of the ground floor frontage or the dwelling set back to incorporate a front driveway. The impact of either of these alterations would not be acceptable in townscape terms as they would create either an inactive ground floor frontage or would disrupt the established building line.

ECLP Policy Tra 4 (Private Car Parking) states that planning permission will be granted for development where the car parking provision complies with and does not exceed the parking levels set out in supplementary planning guidance. Lower provision will be pursued subject to consideration of factors including the accessibility of the site to public transport stops on routes well served by public transport.

There are no parking restrictions on the surrounding streets and public transport is accessible within a five minute walk of the site via bus stops on Drum Brae Road. Transport raises no objections to the proposal. A minor infringement on the parking standards as set out in the non-statutory Parking Standards guidance is acceptable in this case.

Transport notes that existing speed humps along Craigmout Avenue and Craigmout View within the vicinity of the site's proposed vehicular accesses will be required to be relocated. On further inspection the speed hump adjacent to the site on Craigmout View is the only hump that requires to be relocated. A lighting column on Craigmout Avenue also requires to be relocated to facilitate safe access in and out of the site. The applicant has confirmed that the cost of this work will be made payable to the relevant Council departments. The payment of costs shall be secured through a suitably worded legal agreement.

Transport also confirms that a utilities cabinet and a Royal Mail box may require to be relocated, and permission to undertake this work shall be sought from the relevant utilities company and Royal Mail prior to the commencement of work on site. Informatives have been added to confirm these requirements.

Cycle parking can be accommodated within building plots as required.

Transport is satisfied that the proposal does not raise any concerns with regard to road safety or traffic impact.

The proposal complies with ECLP policies Des 3 (Development Design), Tra 4 (Private Car Parking) and Tra 5 (Private Cycle Parking) and the associated non-statutory guidance on Parking Standards.

The proposal will not have an adverse impact on traffic and road safety.

### g) Equalities and Human Rights

Due to the change in levels, level access ramps will be provided from the street into the three terraced dwellings located towards the southern part of the site. Internal spaces can be adapted to provide access to upper floors through the installation of stair lifts where required.

There will be no adverse impacts on equalities and human rights.

### h) Public Comments

The application has received 11 representations all of which raise objections, including one from the Corstorphine Community Council.

The objections have been summarised below:

#### **Material Representations: Objections**

- Increase in traffic - this has been addressed in section 3.3e) of the assessment.
- Increase in on-street parking - this has been addressed in section 3.3e) of the assessment.
- Impact on road safety - this has been addressed in section 3.3e) of the assessment.
- Impact on services i.e. schools and medical facilities - there is no requirement to consult Children and Families on a proposal of this size, and demand for other services would be assessed by relevant service providers i.e. NHS Lothian.
- Impact on privacy - this has been addressed in section 3.3d) of the assessment.
- Height, layout and design of dwellings is inappropriate - this has been addressed in section 3.3b) of the assessment.
- Archaeology impact - this has been addressed in section 3.3b) of the assessment.
- Loss of trees - this has been addressed in section 3.3c) of the assessment.
- Overdevelopment - this has been addressed in section 3.3b) of the assessment.

#### **Non-Material Representations**

- Disruption caused by disruption.
- Loss of views.

#### **Community Council**

The Corstorphine Community Council did not request to be a statutory consultee but it objected on the following grounds:

- Loss of trees - this has been addressed in section 3.3c) of the assessment.
- Height of dwellings is inappropriate - this has been addressed in section 3.3b) of the assessment.

## Conclusion

The proposal is acceptable in principle and is a compatible use for this site. The layout, scale, form and design are compatible with the surrounding area and will deliver an appropriate response taking account of the site's constraints. The proposal will achieve a satisfactory residential environment for future occupiers and will not have an adverse impact on the amenity of neighbouring properties. Transport has raised no objections to the proposal. The proposal complies with the Development Plan and non-statutory guidance.

The proposal is acceptable and there are no material considerations which outweigh this conclusion.

It is recommended that this application be Minded to Grant - Legal Agreement.

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. The installation of the acoustic fence, designed as per the description on the RMP document 'L-7058-1-TWF' (dated 1st June 2015) and shown on drawing number 'E2895 D-G(--)-002A' (dated 12th March 2015), shall be carried out in full prior to the occupation of the proposed dwellings.
2. Before any works start 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 Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion of the dwellings hereby approved.
3. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning Authority. Any plants, which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
4. Removal of the tree from the proposed construction areas has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March - August (inclusive). Should it be necessary to clear ground during the bird nesting season the land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.
5. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 "Trees in relation to design, demolition and construction".
6. 'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

7. Details of the steel fencing proposed to the plot boundaries at the front of the site shall be submitted to and approved by the Planning Authority prior to the commencement of the development on site.
8. All trees existing on site at the date of this report except those identified for removal shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with the Planning Authority.
9. 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.

**Reasons:-**

1. In order to protect the amenity of the occupiers of the development.
2. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
3. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
4. In order to avoid disturbance during bird breeding seasons.
5. In order to safeguard trees.
6. In order to safeguard the interests of archaeological heritage.
7. In order to enable the Head of Planning to consider this/these matter/s in detail.
8. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.
9. In order to enable the Head of Planning to consider this/these matter/s in detail.

**Informatives**

It should be noted that:

1. Prior to the issue of consent the applicant shall enter into a suitably worded legal agreement with the Council to secure the provision of an appropriate financial contribution towards the relocation of the speed hump adjacent to the site on Craigmount View.

2. Prior to the issue of consent the applicant shall enter into a suitably worded legal agreement with the Council to secure the provision of an appropriate financial contribution towards the relocation of a lighting column (column reference CVK02) on Craigmount Avenue in the vicinity of the proposed vehicular access into the site. The cost for this work will involve replacing the column and transferring the Scottish Power service cable.
3. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
4. 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.
5. 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.
6. Any gate or gates must open inwards onto the property.
7. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012.
8. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured.
9. The works to form a footway crossing must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of [http://www.edinburgh.gov.uk/download/downloads/id/704/guidance\\_for\\_householders](http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders).
10. A parking space will normally be allowed if the front garden is at least 6 metres deep, with a maximum area of 21 square metres or 25% of the front garden, whichever is the greater. The design should be such as to prevent additional parking on the remainder of the garden area. The access should not be wider than 3 metres.
11. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth).
12. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road.
13. The utilities cabinet adjacent to the site may require to be relocated. The applicant should ensure that they have approval from the utilities company and any other approvals as necessary from the Council if the relocation of the utilities cabinet is required prior to the commencement of the development.

14. The royal mail box adjacent to the site may require to be relocated. The applicant should ensure that they have approval from Royal Mail should the mail box require to be relocated prior to the commencement of the development.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

The application is subject to a legal agreement for developer contributions.

## **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 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **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 has received 11 representations all of which raise objections, including one from the Corstorphine Community Council.

The objections have been summarised in section 3.3h) of the assessment.

## **Background reading/external references**

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- 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.

### **Date registered**

13 March 2015

### **Drawing numbers/Scheme**

01 - 03, 04A, 05 - 08, 09A, 10 - 14,

Scheme 1

## **David R. Leslie**

Acting Head of Planning and Building Standards

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## **Links - Policies**

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### **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.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of 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 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 Env 12 (Trees) sets out tree protection requirements for new development.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

**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 'PARKING STANDARDS' set the requirements for parking provision in developments.

# Appendix 1

## **Application for Planning Permission 15/01119/FUL At 22 Craigmount Avenue, Edinburgh, EH12 8HQ Demolition of existing single storey office and erection of five houses with all associated parking and garden ground (as amended).**

### **Consultations**

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#### Transportation

*I would be pleased if the application could be continued.*

#### *Reasons:*

*Whilst I have no objections to the application in principle, a number of matters require to be resolved:*

- o The Council's Road Safety Team should be consulted as there are speed humps on Craigmount View and Craigmount Avenue in the vicinity of the vehicular access. The speed humps will require to be relocated the applicant should ensure that they have approval from the Road Safety Team. Any amendment to the location of the speed humps must be carried out at no cost to the Council transport.roadsafety@edinburgh.gov.uk*
- o The Council's Street Lighting Section should be consulted as there is a lighting column on Craigmount Avenue in the vicinity of the vehicular access the applicant should ensure that they have approval from Street Lighting and that the lighting column does not require to be relocated. Any amendment to the location of the lighting column must be carried out at no cost to the Council streetlighting@edinburgh.gov.uk*
- o The Council's West Neighbourhood Office should be consulted as there is a grit bin on Craigmount View in the vicinity of the vehicular access the applicant should ensure that they have approval from the West Neighbourhood and that the grit bin does not require to be relocated. Any amendment to the location of the grit bin must be carried out at no cost to the Council Roads.WestVIP@edinburgh.gov.uk*
- o There is a utilities cabinet in the area of the proposed vehicular access on Craigmount View the applicant should ensure that they have approval from the utilities company and that the proposed layout does not require the cabinets to be relocated;*
- o There is Royal Mail Box in the area of the proposed vehicular access on Craigmount View the applicant should ensure that they have approval from Royal Mail and that the proposed layout does not require the box to be relocated;*

#### *Vehicular Access:*

- 1. A parking space will normally be allowed if the front garden is at least 6 metres deep, with a maximum area of 21 square metres or 25% of the front garden, whichever is the greater. The design should be such as to prevent additional parking on the remainder of the garden area. The access should not be wider than 3 metres.*
- 2. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*

3. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
4. Any gate or gates must open inwards onto the property;
5. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
6. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured;
7. The works to form a footway crossing must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of [http://www.edinburgh.gov.uk/download/downloads/id/704/guidance\\_for\\_householders](http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders)

Consent should not be issued until the applicant has agreed to provide the following:

1. All costs associated with the relocation of the speed humps (estimate £8,000);
2. All costs associated with the relocation of the lighting column (estimate £500);
3. All costs associated with the relocation of the grit bin (estimate £200).

Note:

o In new developments, driveways must not be located within 15m of a junction with a General Access or lower order road. The vehicular access on Craigmount View may be within this distance. The most northerly vehicular access on Craigmount Avenue may also be within this distance. The applicant must provide details of the distance of the Vehicular accesses from the junction prior to approval.

## **Note**

Transport is content with the applicant's confirmation that the points relating to the request for a continuation can be satisfied (i.e. relocation of speed hump, lighting column, Royal Mail box and utilities cabinet). On further inspection, Transport confirms that there is no requirement to relocate the grit bin.

## Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the demolition of existing single storey office and erection of five houses with associated parking and garden ground.

Map evidence indicates that until the mid 20th century the site formed the northwestern quarter of the historic farm of Corstorphine Bank recorded on the 1849 1st edition OS map. The farm however appears to be the same as Corstorphine Rigg recorded in this location on General Roy's 1750's military map and which is recorded in the RMS of 1654 as Whitehouse.

Accordingly this site has been identified as occurring within an area of archaeological potential significance. This application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

*As stated the site overlies the NW corner of the historic farm of Corstorphine Bank (?Rigg) a site of archaeological interest possible dating back to the early post-medieval period. Accordingly ground breaking works associated with both demolition and construction are likely to have a significant impact upon any surviving buried remains. Therefore it is recommended that a programme of archaeological excavation is undertaken as part of the demolition process and prior/during development, in order to fully excavate, record and analysis any significant buried remains affected by ground breaking.*

*Accordingly it is recommended that the following condition be attached consent, if granted, to ensure that this programme of archaeological works is undertaken.*

*'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

### Environmental Assessment

*The applicant proposes the demolition of the existing office building for replacement with a 5 dwellings at 22 Craigmount Avenue. The site is bordered to the rear (east) by a restaurant and to the south by the car park for the restaurant. To the north and west are the relatively quiet side streets of Craigmount View and Craigmount Avenue respectively.*

*Environmental Assessment has concerns over the potential level of amenity that will be experienced by future residents of these proposed dwellings due to the close proximity of the car park and service area of the class 3 building to the east. The agent has submitted a noise impact assessment in support of the application which has studied the likely noise breakout from the operational use of the restaurant and also from vehicle movements within the car park. These noise levels have then been assessed against acceptable criteria within the proposed dwellings. Where breaches in acceptable levels have been identified, mitigation measures have been proposed.*

*The noise impact assessment finds that the plant equipment on the rear of the restaurant will not cause a negative impact on amenity of the proposed dwellings, however, vehicle movements in the car park could. The author has recommended the upgrading of the boundary fence of the site to a solid timber acoustic screen which should attenuate noise from vehicle movements, patrons and delivery (and any operational kitchen noise) to lower levels. As the site is surrounded with existing dwellings - and there is no history of complaints regarding any type of noise from the class 3 property - Environmental Assessment accepts this proposed mitigation. A condition is recommended.*

*Environmental Assessment has no objections to this proposed development, subject to the following condition:*

- o The installation of the acoustic fence, designed as per the description on the RMP document 'L-7058-1-TWF' (dated 1st June 2015) and shown on drawing number 'E2895 D-G(-)002A' (dated 12th March 2015), shall be carried out in full prior to the occupation of the proposed dwellings.*

## Location Plan

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**END**