

Development Management Sub Committee

Wednesday 13 April 2016

Application for Planning Permission 14/05146/FUL At 2 - 4 Bonnington Road Lane, Edinburgh, EH6 5BJ Proposed development of 14 flats. (as amended)

Item number	4.1
Report number	
Wards	A12 - Leith Walk

Summary

Although the proposal does not comply with Policy Emp 4 of the Edinburgh City Local Plan and the Bonnington Development Brief, as it does not include a significant element of floor space designed for a range of business users, it complies with Policy, Emp 9, in the emerging Second Proposed Local Development Plan as the site is less than 1ha. The proposals do not comply with the minimum requirements for open space as outlined in Hou 3, however the site's proximity to Pilrig Park is sufficient justification for relaxing that requirement. The proposed fixed windows will mitigate against potential noise from neighbouring commercial and business uses and the proposals will contribute to the wider regeneration of the area. There are no material considerations which outweigh this consideration.

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITE9, CITE16, CITE17, CITOS3, CITH2, CITH3, CITH4, CITH7, CITCO2, CITEM4, CITT4, CITT5, CITT6, CITI6, NSG, NSGD02,

Report

Application for Planning Permission 14/05146/FUL At 2 - 4 Bonnington Road Lane, Edinburgh, EH6 5BJ Proposed development of 14 flats. (as amended)

Recommendations

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

Background

2.1 Site description

The application site relates to a 556 sqm plot of land on the south-east corner of Bonnington Road Lane and Anderson Place. On the site is a two storey L shaped brick building with a slated roof arranged around an outdoor terrace and garden. The building occupies the south and east area of the site. The western edge of the site is screened by a high hedge of coniferous trees. The building has been the site of a children's nursery but is currently vacant.

To the south is a modern brick building. To the west, on the other side of Bonnington Road Lane, is a two storey brick residential block and a modern six storey block of flats. To the east is a warehouse and to the north is a car park and the John Lewis depot. The site is located within approximately 100 metres from the entrance to Pilrig Park.

The site lies within the area defined by the Bonnington Development Brief.

2.2 Site History

16 December 2011 - planning permission granted for change of use from restaurant (Class 3) to Day Nursery (Class 10) (application number 11/03233/FUL).

Main report

3.1 Description Of The Proposal

Scheme 2

The application is for the demolition of the existing building and the erection of 14 flats in a four storey render and brick building with a pitched roof clad in concrete roof tiles. There will be:

- 4 no. 1 bedroom units ranging from 53.8 sqm to 57 sqm in area;
- 7 no. 2 bedroom units ranging from 65 sqm to 82.7 sqm in area; and
- no. 3 bedroom units ranging from 84.4 sqm to 89.9 sqm in area.

There are 12 parking spaces accessed through a pend from Anderson Place and there is a secure and covered enclosure for 16 bicycles. Bin storage is located near to the entry pend. At first floor level there is a 114 sqm deck over the parking area that is landscaped. Six of the second and third floor flats have balconies.

Three affordable units will be provided.

Scheme 1

The initial scheme submitted did not include an area of landscaped terrace, showed a smaller area allocated for cycle storage, had no three bedroom flats and had minor differences in terms of elevational treatment.

Supporting Statements

As part of this application the following documents have been submitted which are available to view on Planning and Building Standard's Portal:

- Noise Impact Assessment;
- Drainage and Flooding Statement; and
- Bat Assessment.

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 principle of the development is acceptable in this location;
- b) the proposals are of an appropriate scale, form, and design;
- c) the proposals will result in an unreasonable level of neighbouring residential amenity;
- d) the proposals will result in an adequate level of amenity for the future occupiers of the development and neighbouring residents;

- e) the proposals will have any traffic or road safety issues;
- f) affordable housing provision is acceptable;
- g) educational infrastructure provision will be sufficient;
- h) the proposal meets sustainability criteria;
- i) there are any other environmental impacts;
- j) any impacts of equalities and human rights have been addressed; and
- k) any comments raised have been addressed.

a) The Acceptability of the Principle of the Development in this Location

The Edinburgh City Local Plan (ECLP) identifies the application site as lying within the 'urban area'; as does the emerging Second Proposed Local Development Plan (LDP). The site also lies within the area considered by the Bonnington Development Brief (2008). The brief sought to establish an appropriate mix of uses that would ensure that the introduction of residential uses in this location would not compromise the operation of existing businesses. The brief requires new development to include a significant element of new business space to help meet the need in north-east Edinburgh.

The building on the site has permission for a non-residential institutional use although it is currently vacant. The principle of the loss of this business premises is considered against ECLP Emp 4: Employment Sites and Premises which sets a number of policy requirements. The application promotes development that is wholly residential and as such fails the first policy requirement, insofar as the development does not include a significant amount of business floorspace.

The second requirement allows for the introduction of non-employment uses provided that they will not prejudice or inhibit the activities of any nearby employment uses. The applicant is proposing an enhanced glazing system to mitigate noise transfer with the windows being required to remain in the closed position, with fresh air provided to these rooms via attenuated vents. This would ensure that the development would meet the second requirement of Emp 4.

Finally, the policy requires consideration to be given to the contribution of new development to the regeneration and improvement of the wider area. The application, while not part of a comprehensive regeneration project, continues the redevelopment of former employment land in Bonnington. It replicates the form, mass and scale of residential development on land immediately opposite and adjacent to the application site and can be said to contribute to the improvement of the wider area.

The emerging Second Proposed LDP addresses the retention of employment uses in the urban area, through Policy Emp 9: Employment Sites & Premises but confines its concern to sites larger than one hectare. As the application site is less than one hectare, this policy consideration is not relevant in this instance.

The Bonnington area is increasingly being characterised by residential uses. There are instances where residential uses have been approved in nearby sites, most notably an application on Ashley Place (application number 14/05208/FUL). The principle of residential within this area has therefore been accepted. Furthermore, the emerging local plan limits its requirements for retention of employment sites to those over one hectare and will supersede current requirements.

Overall, there is sufficient justification for a residential use on this site given the approval of other residential uses in this area and the failure of business uses to get established. In the context of the emerging LDP the application proposals would not be required to include business floorspace. The principle of the development is acceptable in this location subject to other policy requirements.

b) Scale, Form and Design

ECLP design policies seek to draw on the positive aspects of an area and to promote developments that are appropriate in terms of siting, scale, form and materials.

The height of the proposed development is lower than the six storey block of flats on the other side of Bonnington Road Lane and is of the scale of a traditional tenement building. The materials of brick, render and aluminium clad timber windows will be in character with other modern developments in the area.

Taking into account the prevailing character, urban grain and heights and massing of the buildings in the area, the proposal is an appropriate design for this location.

c) Neighbouring Amenity

The development has the potential to have an impact on the flats immediately across the road. The Edinburgh Design Guidance states that:

it is important that buildings are spaced far enough apart that reasonable levels of privacy, outlook, daylight and sunlight can be achieved. However, care should be taken that buildings do not become so far apart that the townscape becomes uninteresting. Therefore, achieving reasonable amenity needs to be balanced against achieving good townscape.

The prevailing pattern of historic tenements in this area is for the building to be built up to the pavement. Therefore the positioning of the building on the site is appropriate to the townscape. Any impact on daylighting to the building across the road must be seen in this context. There will be approximately 10 metres between the faces of the two buildings which is an appropriate privacy distance for the character of this area.

d) Amenity of Future Occupiers

Policy Hou 3 states that a minimum of 10 sqm of open space be provided per flat and a minimum of 20% of the site should be greenspace.

There is a no garden area. The Edinburgh Design Guidance states that where it is difficult to achieve the areas normally sought for private open space, the inclusion of balconies or roof terraces may be seen as a mitigating measure. The landscaped terrace of 114 sqm will not provide the equivalent of 10 sqm per flat. However some of the flats have private balconies and the development is within approximately 100 metres of the entrance to Pilrig Park. The provision of external space is acceptable in this context.

The Noise Impact Assessment has concluded that an enhanced double glazing system with extra thick glass and using a closed window system with fresh air provided to these rooms via attenuated vents will mitigate the effects of traffic and noise from neighbouring uses for the occupants of the flats. Environmental Assessment does not accept closed windows as an acceptable method of protecting internal residential spaces from operational noise from the nearby depot. However this methodology has been accepted for the residential development directly opposite the site. On balance the principle of residential on this site is considered acceptable and other residential developments have been erected in the vicinity without compromising the quality of the living environment for the residents. It is not considered reasonable to refuse the application in this instance on the grounds that the proposed windows are not openable.

The size of the proposed flats is within recommended guidelines and overall it is considered that the amenity provided to future occupiers of the development will be acceptable.

e) Traffic or Road Safety Issues

Twelve vehicular parking spaces are proposed and 16 bicycle spaces are within secure accommodation. The level of parking provided both for cars and bicycles is acceptable, as the parking provision required for the affordable housing is reduced. Given the number of spaces provided, there will be no undue impact on the availability of parking in the area.

There will be no adverse impact on traffic and road safety.

f) Affordable Housing

A development of 14 flats requires that 25% of the flats be affordable. It is proposed that three flats will be affordable and that they will be provided on a shared equity arrangement. Housing has indicated that it is content with this arrangement. A section 75 agreement will require to be concluded in order to secure the affordable housing provision.

g) Education

The application for 14 flats is not expected to generate any pupils and there is no requirement for any contribution to additional school places.

h) Sustainability

The applicant has submitted a sustainability statement in support of the application. The proposal complies with the requirements of the Edinburgh Design Guidance.

i) Environmental Impacts

Information has been submitted regarding the flood risk and drainage and this is available to view on the Planning and Building Standards Online Services. This indicated that there is no risk in terms of flooding.

Archaeology has identified this site as being within an area of archaeological significance and requests survey to be conducted prior to the commencement of works. A condition is added in respect of this.

The applicant has submitted a Bat Assessment Report that indicates that no evidence has been found of bats in the existing building and that it has low potential suitability for bats. An informative is added requesting that checks be made for bats prior to demolition.

There are no environmental impacts that would preclude the proposals from being acceptable.

j) Equalities and Human Rights

The application has been assessed in terms of equalities and human rights. No adverse impacts were identified. An Equality and Rights Impact Assessment Summary is available to view on the Planning and Building Standards Online Services.

k) Public Comments

Material objections

Material objections relate to:

- Traffic and road safety - road safety and parking issues have been addressed in section 3.3e).
- Residential Amenity - Concerns with overshadowing are addressed in section 3.3c).

There have been no non-material letters submitted and no comments from the Community Council.

Conclusion

In conclusion, the proposal does not comply with Policy Emp 4 of the Edinburgh City Local Plan and the Bonnington Development Brief as it does not include a significant element of floor space designed for a range of business users. It complies with Policy, Emp 9, in the emerging Second Proposed Local Development Plan as the site is less than 1ha. The proposals do not comply with the minimum requirements for open space as outlined in Hou 3, however the site's proximity to Pilrig Park is sufficient justification for relaxing that requirement. The proposed fixed windows will mitigate against potential noise from neighbouring commercial and business uses and the proposals will contribute to the wider regeneration of the area. There are no material considerations which outweigh this consideration.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
2. The applicant is to obtain the permission of Scottish Water to connect to the public network prior to works commencing on site.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.
2. To ensure that the water and drainage infrastructure is in place.

Informatives

It should be noted that:

1. The applicant should enter into a suitable legal agreement in respect of the following:
 - i. Affordable housing (Three units to be provided, the manner of their provision to the satisfaction of Housing).
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

3. 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.
4. 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.
5. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth).
6. 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.
7. Any gate or gates must open inwards onto the property.
8. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012.
9. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadworks consent must be applied for and secured.
10. 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.
11. If the existing building is to be demolished, a precautionary approach should be taken in areas identified as having potential for access by bats. Slates, fascia and flashings should be removed by hand in areas where spaces exist with the potential for bats access. A check should be made for the possible presence of bats in these areas before further works commences. In the event of bats being found, works should cease and a licensed bat worker consulted.

Financial impact

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

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. The impacts are identified in the Assessment section of the main report.

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

Neighbours were notified of this application on 19 December 2014. In all there has been one letter of objection from a neighbour.

A full assessment of the comments made in the letter of representation can be found in the main report in the Assessment section.

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 within the urban are of the Edinburgh City Local Plan and Second Proposed Local Development Plan and is contained within the area defined by the Bonnington Development Brief.

Date registered

17 December 2014

Drawing numbers/Scheme

1, 2, 3a, 4b, 5b, 6a, 7a, 8, 9,

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Barbara Stuart, Senior Planning Officer
E-mail:barbara.stuart@edinburgh.gov.uk Tel:0131 529 3927

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

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

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

Policy Emp 4 (Employment Sites and Premises) sets out criteria for development proposals affecting business & industry sites and premises.

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 Inf 6 (Water & Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

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.

Appendix 1

Application for Planning Permission 14/05146/FUL At 2 - 4 Bonnington Road Lane, Edinburgh, EH6 5BJ Proposed development of 14 flats. (as amended)

Consultations

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for proposed development of 14 flats.

The northern & eastern sides of the site are occupied by a mid-Victorian constructed between the 1st (1849) and 2nd (1876) Editions of the Ordnance Surveys. This principally brick building contains evidence for at least two phases of construction as it contains evidence of a possible earlier stone structure. Map evidence indicates that this building was constructed on open ground adjacent to the entrance road (Bonnington Road Lane) to the 18th century Haig's Distillery. In addition the sites close proximity to Pilrig House built on the site of the 1559-60 siege fortification of Somerset's Battery, would suggest that the site may contain evidence relating to the English Armies encampments.

Accordingly this site has been identified as occurring within an area of archaeological 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 an area of archaeological significance. The loss and demolition of the existing mid-Victorian building is considered as having a significant though moderate archaeological impact. It is therefore considered essential that a programme archaeological historic building survey (level 2: annotated phased plans/elevations, photographic and written survey) of this existing building is undertaken prior to its demolition. This archaeological building survey work must also be linked to an appropriate programme of archaeological excavation work undertaken as part of the demolition process and prior to development. This is 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 either prior to or during construction.

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, 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 Services

The applicant proposes the erection of a block of 14 residential flats at Bonnington Road Lane; the site is currently occupied by a disused nursery. The area is of mixed use with offices adjacent to the south, existing residential flats to the west and a mix of existing operational and disused storage and distribution properties to the north and east.

Environmental Assessment has concerns regarding the potential impacts on amenity that traffic noise from Bonnington Road Lane to the west, and operational noise from the distribution depot to the north, could create. The agent has submitted a noise impact assessment which has assessed the noise from both of these sources and suggested mitigation measures to attenuate the levels to meet Environmental Assessment's internal standards.

The report concludes that noise from traffic on Bonnington Road Lane will contribute to an internal level which is unacceptably high. The author has recommended that standard double glazing (4mm glass/12mm cavity/4mm glass) in rooms of the west façade will be enough to attenuate the noise to meet acceptable levels.

Regarding operational noise of the depot to the north, the report finds that a similar mitigation strategy is required; the author has suggested the glazing of all rooms on the north façade be of 6.4mm glass/12mm cavity/6mm glass. In addition to this improved glazing standard the windows are required to remain in the closed position, with fresh air provided to these rooms via attenuated vents.

Environmental Assessment does not accept closed windows as a method of protecting internal residential spaces from operation noise. It is noted however, that this area has been assessed by the Council's Bonnington Development Brief with the resulting document grouping the area including the application site and the distribution depot as recommended for 'residential and small business space'. Should the area develop in a phased manner (with the removal of the distribution depot happening first) it is likely that Environmental Assessment would be in a position to support this application. As it stands, Environmental Assessment recommends that this application be refused due to the impact on amenity that noise from the distribution depot could create.

Children and Families

In line with the 'Developer Contribution and Affordable Housing' guidance (approved by Planning Committee in December 2015), I have reviewed the application for 14 flats at 2 - 4 Bonnington Road Lane (14/05146/FUL) and can advise that as the development is not expected to generate an additional pupil, a contribution towards new education infrastructure will not be required.

Affordable Housing

This application is for 14 homes and as such an AHP contribution (25%) will be required. The applicant has made no reference to the AHP within the application.

In terms of the AHP, on developments under twenty units a commuted sum contribution is acceptable. However, it is the aim of this department to secure affordable housing on-site through registered social landlords wherever possible. In this case discussions have been entered into with the applicant to establish the potential for on-site provision and such dialogue is continuing. Should on-site provision prove to be unfeasible or unviable, this department confirms that payment of a commuted sum would be acceptable.

In the event that a commuted sum is to be provided, a direct 25% requirement of the 14 units (3.5) will be applied and the applicant will be required to provide this department with an up to date land value, assuming planning permission is in place, in order that the sum can be calculated.

This department will continue dialogue with the applicant to secure the AHP provision whether on-site or by commuted sum.

The developer will be required to enter into a Section 75 legal agreement to secure the affordable provision. This should be included in the Informatives section of the report to committee

We would be happy to assist with any queries around the affordable housing for this development.

Transport

First Response dated 06 February 2015

Whilst I have no objection to the proposed development in principle, I would ask for the application to be continued.

Reason:

The proposed cycle parking of 8 spaces (4 racks) does not meet the Council's current standards. The applicant should be asked to provide 14 spaces (100%) cycle parking, and provide details of the specification and details of type of parking.

If planning permission is granted, I would ask that the following be included as conditions or informatives as appropriate:

1. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
2. 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;
3. Any gate or gates must open inwards onto the property;
4. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
5. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadworks consent must be applied for and secured;
6. 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

Note:

The applicant should note that the road to the north, although a 'private road', is a road under the meaning of the Roads (Scotland) Act 1984.

Second Response dated 01 February 2016

Further to my memorandum of 6 February 2015, I confirm that the cycle parking provision is acceptable. I therefore have no objection to the proposed development subject to the following being included as conditions or informatives as appropriate:

7. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
8. 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;
9. Any gate or gates must open inwards onto the property;
10. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
11. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadworks consent must be applied for and secured;
12. 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

Note:

The applicant should note that the road to the north, although a 'private road', is a road under the meaning of the Roads (Scotland) Act 1984.

Flooding

First Response dated 08 January 2015

Please see queries/issues noted below regarding flood risk assessment and drainage strategy for the application as stated above.

Flood Risk

Brief comment on flood risk has been provided by the applicant. CEC Flood Prevention agrees that the proposed development is not at flood risk and a flood risk assessment is not required.

Drainage Strategy

A brief overview of the drainage philosophy proposed for the development has been provided though no detailed information regarding the development has been included.

CEC Flood Prevention requires the provision of detail as to how the proposed drainage system will operate. This must include at a minimum:

- *Overview plans showing the location of all drainage pipes and SUDS features*
- *All calculations pertaining to discharge from the system. Please note CEC Flood prevention requires the maximum discharge from the surface water system to be restricted to the 2 year Greenfield rate or 4.5 l/s/ha, whichever is smaller. This is a very small site and therefore restricting the discharge to 2 year Greenfield rate may not be possible. Sewers for Scotland states the minimum pipe diameter for the sewer system is 75mm to reduce blockage risk, and therefore the discharge pipe or flow control device must not be smaller than this. The discharge pipe/flow control diameter will likely set the minimum discharge in this case.*
- *A Microdrainage model is required to show that the proposed drainage system can convey and store the 1 in 200 year plus climate change event (20% increase in peak rainfall). Results should be referenced to a plan of the proposed drainage system.*
- *Pre and post development flow paths are required to assess any impact on flood risk to surrounding properties.*

Details of the system must be provided as per the CEC Flood Prevention guidelines (attached).

Second Response dated 07 May 2015

The Flood Prevention Unit has reviewed the supporting documentation for this application: Drawing number 15.020-01 and Drainage Design, Wren & Bell, April 2015, and have the following comments:

For small development sites the City of Edinburgh Council is happy to relax the guidelines for maximum allowable discharge. As per our memo of the 8th January 2015:

"Please note CEC Flood prevention requires the maximum discharge from the surface water system to be restricted to the 2 year Greenfield rate or 4.5 l/s/ha, whichever is smaller. This is a very small site and therefore restricting the discharge to 2 year Greenfield rate may not be possible. Sewers for Scotland states the minimum pipe diameter for the sewer system is 75mm to reduce blockage risk, and therefore the discharge pipe or flow control device must not be smaller than this. The discharge pipe/flow control diameter will likely set the minimum discharge in this case."

Therefore the higher discharge of 0.6l/s is acceptable.

The following is still required from the applicant:

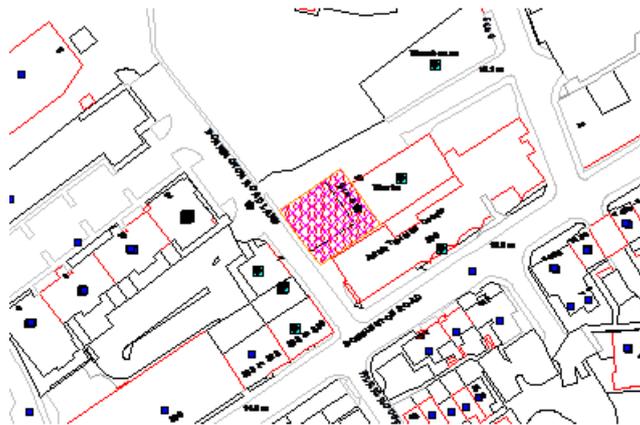
- Pre and post development flow paths are required to assess any impact on flood risk to surrounding properties. The developer will need to show that surface water in the road will not be directed straight into the car park or through the entrance door on Bonnington Road Lane.
- Approval in principal that the applicant can discharge the surface water to the Scottish Water sewers.

Third Response dated 06 August 2015

The developer has provided sufficient information with regard to flood risk and surface water management however they are still awaiting a response from Scottish Water with regard to approval to connect to the public network. I would request that Scottish Water's approval is obtained prior to planning permission being granted.

Should planning request that this is dealt with via a condition this would be acceptable to Flood Prevention.

Location Plan



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