

Development Management Sub Committee

Wednesday 22 June 2016

**Application for Planning Permission 15/03821/FUL
At Land 80 Metres South East Of 12 Almond Court,
Greendykes Road, Edinburgh
Proposed residential development of 149 houses and flats
on a partly brownfield site, including roads, car parking,
landscaping and a centralised district heating system.**

Item number	4.1
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The proposal complies with the development plan and will contribute to the regeneration of Craigmillar. The layout, scale and design are acceptable and generally conform with the Craigmillar Urban Design Framework. The proposal offers good connections to neighbouring sites and high quality design. The minor infringement of the Edinburgh Design Guidance relating to direct access from ground floor flats to communal open space/gardens is acceptable given the amount of open space to be provided within the site and the nearby public parks and open spaces. The marginal infringement of the Edinburgh Design Guidance relating to (two bed/3 person) unit sizes is also acceptable due to the small number of units (4%) below the threshold and the units being compliant with the Houses in Varying Needs Standards. The setting of the listed buildings and the character and appearance of the conservation area will be preserved. Existing amenity will not be adversely affected and the amount of amenity to be offered to future occupants is acceptable. The impact on noise and air quality are minimal and, therefore, acceptable. There are no expected equalities or human rights issues.

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITE3, CITE6, CITE11, CITH1, CITH2, CITH3, CITH4, CITH7, CITCO2, CITT2, CITT3, CITT4, CITT5, CITT7, NSG, NSGCDF, NSGD02, NSGSTR, NSP, NSDCAH, NSESBB, NSLBCA, OTH, CRPTFV,

Report

Application for Planning Permission 15/03821/FUL At Land 80 Metres South East Of 12 Almond Court, Greendykes Road, Edinburgh Proposed residential development of 149 houses and flats on a partly brownfield site, including roads, car parking, landscaping and a centralised district heating system.

Recommendations

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

Background

2.1 Site description

The 2.18 hectare application site is situated at the southern end of the Thistle Foundation between Almond Court and Greendykes Avenue. It consists mostly of a grassed/ open space area. There is new housing to the north east and in Greendykes Avenue (now Tudsbery Avenue). The site is fairly flat at the northern end and rises up westwards to Greendykes Road where it forms a short ridge. It then slopes downwards towards the south-west corner (at Greendykes Road/Greendykes Avenue). A hedge bounds Greendykes Road and Greendykes Avenue with a strip of shrubs and trees behind the hedge along Greendykes Avenue.

The Thistle Foundation lies on the south side of Niddrie Mains Road and is also bounded by Greendykes Road, Greendykes Avenue, Tudsbery Avenue and Craigmillar Castle Avenue. It was designated a conservation area in 2006. The houses, designed for use by disabled soldiers returning from World War II, are positioned around grass courts and buildings housing supporting services, e.g. a clinic, were also constructed. Wighton House currently sits within the application site and is a community facility owned and operated by The Thistle Foundation.

The Thistle Foundation was surrounded by a high hedge, however, this no longer exists on the north eastern part of the boundary, where new development has taken place. There are some trees across the site.

The houses in the Thistle Foundation have been altered and upgraded. New housing development has taken place in the north east of The Thistle Foundation Estate. Wider redevelopment has taken place in Craigmillar and is still ongoing.

To the north west of the application site and in the Thistle Foundation there are listed buildings in the form of the category A listed Robin Chapel (Date of listing 14 June 2002, Item number 2746, HB number 48686), and category B housing at 1 - 19 Chapel Court, 1 - 23 West Court and 14 -18 Queen's Walk (Date of listing 14 June 2002, Item number 2747, HB number 48687).

This application site is located within the Thistle Foundation Conservation Area.

2.2 Site History

The relevant site history is:

3 November 2005 - Permission Minded to Grant for mixed residential development and associated garages and parking in outline (application number: 04/04425/OUT);

16 November 2010 - Permission granted for proposed erection of 34 dwelling units, comprising a mix of houses and flats ranging between two and four storeys at land at The Thistle Foundation (application number: 08/03669/FUL);

14 January 2011 - Permission varied for a non-material variation to alter building floor and roof parapet levels (application number: 08/03669/VARY);

7 December 2012 - A Proposal of Application Notice approved for construction of approximately 65-70 new build flats and houses, access roads, car parking and landscaping (application number: 12/04260/PAN);

26 June 2013 - Permission varied for proposed change to footpath at land at East Court The Thistle Foundation Niddrie Mains Road Edinburgh (application number 08/03669/VAR2);

17 February 2014 - Permission granted for residential development of houses and flats on a brownfield site, including roads, car parking and landscaping at land at East Court The Thistle Foundation Niddrie Mains Road Edinburgh (application number 13/01022/FUL); and

16 April 2014 - Permission granted for construction of a new two storey community, health and well-being centre (with office accommodation at first floor) (application number 14/00651/FUL).

History of Adjacent Sites

31 January 2007 - Full planning permission granted for roads and infrastructure which relate to phases B and C of Greendykes North (application number 06/03921/FUL);

24 October 2007 - Full planning permission granted for housing at Greendykes North phase B (application number 06/04061/FUL);

29 September 2011 - Full planning permission granted for housing at Greendykes (North phase B) (application number 08/03553/FUL);

17 December 2014 - Planning permission granted subject to a legal agreement for mixed use development inc. retail (class 1); financial, professional and other services (class 2); food and drink (class 3); business and employment (class 4); residential institutions (class 8); residential (class 9); assembly and leisure (class 11); sui generis flatted development and other associated works including car parking, public realm, access arrangements and works in general at development site at Niddrie Mains Road Edinburgh (application number 14/03416/PPP);

1 October 2015 - Planning permission granted for housing at Greendykes North (application number 05/01358/OUT); and

20 November 2015 - Application received to erect 121 new residential units. 65 - 2/3 bedroom Terraced units at 2 storeys. 56 - 1/2 bedroom flats at 4 storeys. New public park, road layout and other associated landscaping works (application number 15/05352/AMC).

Main report

3.1 Description of the Proposal

The proposal is for 149 residential units in a mix of flats and houses. The density will be 68 dwellings per hectare.

There will be 101 flats, 45 houses and 3 maisonettes. Two blocks (Blocks 3 and 4) will provide 32 flats specifically for elderly residents.

Dwelling	Unit type	Number of units
Flats	1-bed/2-person	31
	2-bed/3-person	6
	2-bed/4-person	64
Sub-total		101
Houses	2-bed/4-person	22
	3-bed/5-person	19
	4-bed/6-person	4
Sub-total		45
Maisonette	3-bed/5-person	3
Sub-total		3
Total		149

The proposed development will be arranged in an urban block with some terraced and colony housing within the block. A terrace in a crescent shape will be located at the end of Almond Court and the terrace opposite will also be in a crescent shape. These terraces will be one and a half storeys high. The flats will be mainly three and four storeys high with a six storey block in the southern corner (i.e. at Greendykes Road/Greendykes Avenue).

All of the houses including the colony houses will have their own front doors. Three blocks of flats will have decked access (Blocks 3, 4 and 15).

The flats and colony style houses will have flat roofs. The terraced houses will have pitched roofs with some also having dormers.

Materials will be russet brick for most of the blocks of flats with sections of grey cladding panels and blue brick. The tallest (i.e. six storey) building will be smooth light grey facing brick with sections of blue facing brick. Some of the terraced and colony houses will be white roughcast render and grey concrete roof tiles and some will be russet brick. Window and doors will be dark grey timber framed.

Private gardens will be provided for the houses and communal gardens for the flats. There will also be open space and communal areas for use by the residents.

Landscaping will include tree planting throughout the site with street trees and a row of trees at the end of Almond Court. Boundary treatments will be low rendered/brick walls, 1.8 - 2.2m high masonry/brick walls, 1200mm timber fences, 450mm high pre-cast concrete wall units and 1.8m - 2.2m high secure metal fence/gates.

New access roads are proposed to be taken from Greendykes Road and Greendykes Avenue and 132 parking spaces (including garages and open parking) are to be provided: 15 spaces constructed as part of Thistle Phase 2 (already developed), 111 spaces provided on street and 6 disabled persons parking spaces. Bicycle storage will be provided in three bicycle stores incorporated into the courtyards.

An electricity sub station and plant room for the Combined Heat and Power (CHP) are also proposed.

The following supplementary information has been provided and is available on the Council's Planning and Building Standards Online Services:

- Design, Access and Sustainability Statement;
- Drainage Statement and Flood Risk Assessment;
- Surface Water Drainage Philosophy;
- Micro Drainage Information;
- Site Assessment Report;
- Sustainability Form S1;
- Clear Air Act form;
- Landscape Design Statement and Planting Schedule;
- Tree Survey Report;
- Accommodation Schedule;
- Building Regulation Compliance – survey; and
- Pre-application Consultation Report.

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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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 in this location;
- b) the proposal preserves or enhances the character and appearance of the conservation area;
- c) the proposal preserves the setting of the listed buildings;
- d) the layout, scale and design are appropriate;
- e) the proposal would have an adverse impact on the amenity of neighbours;
- f) the level of amenity for future occupants is acceptable;
- g) the impact on infrastructure is acceptable;
- h) the development is sustainable;
- i) there are any other material considerations;
- j) there are any equalities or human rights impacts; and
- k) the comments have been taken into consideration.

a) The principle of development

The site is identified as a housing site in Edinburgh City Local Plan, the Second Proposed Local Development Plan and in the Craigmillar Urban Design Framework. Policy Hou 1 states that housing development will be permitted on sites listed in Table 6.1 and shown on the Proposals Map. The site is identified as HSG 9 - Thistle Foundation and, therefore, the proposed use complies with Hou 1. It forms part of the regeneration of Craigmillar and residential development has taken place on neighbouring sites within The Thistle Foundation. The proposal is for housing use in an area where the predominant land use is housing.

A density of 68 dwellings per hectare will be achieved. This is generally classed as medium density and is acceptable for a mix of houses and flats. The site is not included in the Local Development Plan Housing Land Study (June 2014).

The principle of development is acceptable in this location.

b) Conservation

The Thistle Foundation Conservation Area was designated a conservation area in 2006. The buildings are laid out in an open fashion around substantial green spaces and the housing is grouped around the perimeter of generously proportioned grassed courts, which are an essential component of The Thistle Foundation estate. The buildings and their layout were designed to cater for wheelchair access and originally had a network of covered walkways linking the terraces of houses and the more formal buildings.

The essential characteristics outlined in the Thistle Foundation Conservation Area Character Appraisal include:

- the relative seclusion of the estate from the surrounding area;
- the uniqueness of the estate in terms of its design, function, scale and quality;
- and
- the importance of the landscape setting formed by the green courtyards and mature trees which complement the architectural interest and reflects the skill of the original design.

The Thistle Foundation Conservation Area Character Appraisal recognises that partial redevelopment is proposed in order to allow the modernisation of the estate and the inclusion of general purpose private housing for sale.

The principle effect of the proposals on the conservation area results from the proposed curved terrace of housing that is located just within the boundary of the conservation area on Almond Court.

The historical plans showed that there were proposals for buildings, albeit separate buildings not a terrace as is currently proposed, along the edge of the grass courts at East Court and Almond Court. The historical plans also contained proposals to have a finger of housing penetrating into both East Court and Almond Court, midway along the curved edge of the grass courts. Old aerial photographs and maps show that there were two blocks of terraced housing extending southwards from Almond Court.

The architectural style of the proposed curved terrace reflects that of the existing buildings in Almond Court, being one and a half storeys and facing onto the grass area. It is similar to the new terraced block recently built and facing onto East Court, just to the north of the current application site. The proposed terrace will provide a defined and stronger eastern edge to the grass court. It respects the historical proposals, concepts, intentions and previous development (houses now demolished) at this location within the Thistle Foundation. The proposal reflects the key feature of the grass courts in the Conservation Area.

Whilst the proposed terrace is built upon the grass court rather than set back beyond its edge, the bulk of the grass court at Almond Court will remain. The style of the proposed terrace houses reflects those existing in Almond Court and East Court and the gardens will also be small and tight to each house with a path running along the front. The proposal is for residential use in a conservation area which is in residential use. Therefore, the principle of a terrace of housing facing onto and slightly encroaching the grass court is accepted. In this context, the proposal will preserve the character and appearance of the conservation area.

The other blocks in the proposed development are adjacent to and outwith the conservation area boundary. They will be separated from the historic buildings by the proposed curved terrace. These proposed blocks will have a modern, simple design and will offer a gradual change between the conservation area and the existing new development to the east and north. The rear of these proposed flats and houses are to be arranged around areas of shared open space. This continues the landscaped design concept of the Thistle Foundation of arranging housing around open space/grass court areas. The proposal does not adversely affect the special qualities of the conservation area.

Trees are proposed along the western edge of the proposed terrace which will form an eastern tree line in Almond Court. The grass courts do not contain many trees although there is established tree planting elsewhere in the Thistle Foundation estate. There are some individual trees randomly spaced in the grass courts and although tree planting is not an established feature of the grass courts, it is a special feature of the conservation areas as a whole. Therefore, the row of trees proposed in front of the curved terrace is acceptable and will contribute to the special qualities of the conservation area.

The proposal preserves the character and appearance of the conservation area in accordance with Policy Env 6 regarding development in conservation areas.

c) Listed Buildings

The Conservation Area Character Appraisal refers to the importance of the Robin Chapel, as a local landmark. The Chapel is set near Niddrie Mains Road amid lower rise housing and will still be seen from the immediate surrounding roads and vicinity and will continue to be publicly viewed from within much of The Thistle Foundation estate. The proposed development will be located at the furthest position from the Chapel within The Thistle Foundation. Therefore, the proposal will not detract from the special historical qualities of the Robin Chapel, from its setting within a landscaped garden and green space (provided by the bowling green) or its importance as a local landmark.

The listed buildings (houses) of Chapel Court and Queen's Walk are lower in height and are not prominent from outwith The Thistle Foundation estate. They are not adjacent to the proposed development.

The proposal will not introduce development any closer to the listed housing on Chapel Court than what already exists and will create a moderate contrast between the old and the new buildings. It will be similar to the new developments already near Chapel Court. The proposal will be near to the listed buildings at Chapel Close but will be set far enough away from them to allow the current setting of the listed buildings to be retained. In this context, the proposal will not have a detrimental effect on the listed buildings or their setting.

The proposal preserves the setting of the listed buildings in accordance with Policy Env 3 regarding the setting of listed buildings.

d) Layout, scale and design

Arranging the proposed development around an area of open space reflects the ethos of the relationship between buildings and open space already found at The Thistle Foundation and the original concept of creating a garden village.

The design of the proposed buildings reflects the simple and uniform style of those in The Thistle Foundation and the modernism of the adjacent new residential buildings.

The mews style streets within the proposed urban block will provide a feeling of seclusion which reflects one of the essential characteristics listed in The Thistle Foundation Conservation Area Character Appraisal. The four storey blocks fronting Dingwall Place will sit comfortably in the street scene and be in keeping with the existing blocks on Dingwall Place. The 6 storey block on the corner of Greendykes Road and Greendykes Avenue will emphasise the corner and act as a landmark building for the redevelopment of this part of The Thistle Foundation and for the wider Greendykes redevelopment and Craigmillar regeneration.

The Craigmillar Urban Design Framework advises that indicative heights for this part of Craigmillar should be 3 storey going up to 4 storey along Greendykes Avenue. The proposal contains a mix of heights from 2 storey to 4 storey with one block being 6 storeys. This offers variety within the block and relates well to other recent surrounding developments as well as to the existing houses in The Thistle Foundation. The site slopes downhill and sits lower at this point and so the 6 storey building, whilst offering a landmark building, will not appear overly dominant.

The stepped back terrace on Tudsbery Avenue and Greendykes Road softens the harder edge of the flats and corner buildings. Its lower height will break up the frontage and reflects the stepped back position of some of the terraces within the adjacent development. The architectural style of the proposed development is simple with clear lines and uniform arrangements for window patterns.

The design complements the structured layout of The Thistle Foundation houses and the design of the neighbouring new housing. The flats and houses have been designed in a modern minimalist style. Materials proposed are of high quality and are acceptable in principle. Samples will be required to be submitted and an appropriate condition is recommended. Their minimal style and limited material palette complements the adjacent properties, including the listed buildings and buildings within the conservation area. The application site acts as a natural transition in design terms between the new developments and the conservation area.

Design principles set out in the Craigmillar Urban Design Framework seek to secure high quality housing development. Key design components include the need to have traditional streets with street frontages and permeability of neighbourhoods. In terms of the application, the buildings are arranged to conform to the framework, with street frontages and permeability through the site. Access to the development is available on all four sides and will contribute to the permeability of new developments in Craigmillar.

The design layout offers good connectivity through the site and between public spaces and the entrances to the buildings. Routes through the site will be accessible, safe and secure. Semi-private paths in the landscaped courtyards and communal private spaces will be secure. The proposal has been designed according to the Scottish Government's Designing Streets which offers more streets of shared surface resulting in fewer dropped kerbs and fewer level changes.

The natural lie of the land, sloping slightly upwards towards Greendykes Road and then sloping downwards towards Greendykes Avenue at the junction with Greendykes Road, will be retained in the proposals and the design reflects this natural characteristic. The Quality Audit and the Road Construction Consent (RCC) will take account of differences in levels, crossings, dropped kerbs and lighting within publicly adoptable areas and make any necessary amendments or improvements. The concerns regarding the hazards to people with access requirements will be addressed in the Quality Audit and in the Road Construction Consent. Making the site completely level would remove its special natural features and characteristic in the context of the wider Thistle Foundation area and the wider surrounding area and natural landscape. It would also have knock-on effects on other elements of the development, such as drainage.

Landscaping will use native species and plant new trees. The existing trees on the site will be felled and the proposed tree planting will provide mitigation for the loss and also provide more tree planting. Suitable species will be planted including native species. The adjacent development at the Thistle Phase 2 has similar landscaping to the current proposals. In these circumstances and for the wider regeneration aspirations, the landscaping is appropriate and the removal of these trees is acceptable in these special circumstances.

Overall, the proposed development relates well to the buildings in The Thistle Foundation estate and is complementary to the adjacent recent developments. It comprises a well designed, attractive proposal that will integrate into the streetscape and not be detrimental to the character or appearance of the street scene or surrounding area.

The layout, scale and design are appropriate and are in accordance with design policies Des 1 - 5 in terms of quality, context, co-ordinated development, design, layout and external spaces.

e) Amenity of Neighbours

Most of the overshadowing will fall on the application site, with some falling on the grass area at Almond Court and the public roads.

The flats and houses will all overlook public spaces, including public roads and the grass court at Almond Court, and the proposed open space on the application site. The proposed blocks will be approximately 24 metres from the new development (Thistle Phase 2) to the north. Therefore, there are no overlooking or privacy issues.

There will not be an adverse impact on the amenity of neighbouring properties.

f) Amenity of Future Occupiers

Approximately 22% of the site will be green space including approximately 1875 square metres of communal open space. This complies with Policy Hou 3 - Private open space - in Edinburgh City Local Plan.

The dwellinghouses will have private front gardens. A narrow landscape buffer strip will be placed between the pavement and the front elevations of the flats, giving distance between pedestrians and ground floor windows. This will provide some privacy between the house and the street.

Communal open space and semi-private areas of usable open space are well integrated and distributed throughout the development offering several areas of usable open space. The communal private garden area will provide seating. In addition to the proposed open space in the development, there is open space nearby, in the form of grass courts and other open space in The Thistle Foundation. In the wider surrounding area there are Hunter's Hall Park, the Jack Kane Centre, including children's play area, and Cairntows Park providing large areas of public open space and parkland. Slightly further a-field is Holyrood Park. The decked access will provide more direct access to outdoor space. Places for People's experience from elsewhere has found that, particularly for elderly residents, the space outside their front door becomes their own and if they have mobility issues it is much closer to get some fresh air. Benches are proposed in the semi-private communal spaces.

Ground floor units will not have direct access to the communal gardens which is an infringement of the Edinburgh Design Guidance. However, this infringement is acceptable because of the amount of open space to be delivered in the development and the location of public parks and other open spaces nearby. In this context, the minor infringement of the Edinburgh Design Guidance regarding the lack of direct access from ground floor flats to semi-private communal areas is justified in this case.

Most of the flats (143 i.e. 96%) meet the space requirements set out in the Edinburgh Design Guidance, with many of them exceeding minimum suggested sizes. A few of the flats, six (i.e. 4%) (the two bed/3 person units) fall marginally below (at 62 sq metres) the minimum size threshold (of 66 sq metres) contained in the Guidance. The two bedroom/4 person units all provide unit sizes in the range of 75 - 81 sq metres which is in excess of the minimum size advised as being acceptable in the Guidance. All of the three bedroom flats are over the space standards and the colony style maisonettes provide in excess of the enhanced space standards stated in the Guidance. The flats will comply with the sizes in the Building Regulations and the standards for Houses for Varying Needs and will all be affordable units. On balance it is more important to secure affordable units in this location than ensuring that all the flats meet the size threshold advice in the Edinburgh Design Guidance. In this context, the minor infringement of the Guidance is acceptable.

Future occupiers will have an acceptable level of amenity.

g) Impact on infrastructure

Transport and parking

A developer contribution of £81,500 is required to address the mitigation measures required for roads authority matters: £73,500 towards the transport infrastructure identified in the Craigmillar/Greendykes area in the Second Proposed Local Development Plan Proposed Action Programme May 2015; £2,000 contribution to progress a suitable traffic order to redetermine sections of footway and carriageway as appropriate; £2,000 to progress a suitable traffic order to introduce waiting and loading restrictions as appropriate; £2,000 to progress a suitable stopping up order under section 207 of the Town and Country Planning (Scotland) Act 1997 if required; and a contribution of £2,000 to progress the necessary traffic order for disabled persons parking spaces.

It is recommended that informatives or conditions be used as appropriate relating to public access, Quality Audit, street names, on-street parking spaces, gates and hardstandings/materials.

Current parking standards for this area would require a minimum of 117 spaces for the 149 units (including social rent, shared equity and mid market rent units). The proposed 132 spaces is considered acceptable.

Six car parking spaces for disabled persons will be provided on site and this complies with the Parking Standards non-statutory guideline. These spaces will be located close to communal entrances. There would be scope in the future to increase the amount of disabled spaces if required. For spaces on the adopted public road the Council as Roads Authority would support a clear justification for all parking spaces including parking spaces for disabled persons.

Covered shelters between dwellings and parking would not be appropriate on adoptable roads. The housing association may wish to consider shelters in the future if needed with small areas for parking wheelchairs or scooters.

The bicycle stores will be located into the rear of the landscaped courtyards. Whilst the Edinburgh Design Guidance advises that bicycle stores should be internal to the buildings, the proposed locations of the stores offer an accessible and secure parking space for bicycles. Therefore, this infringement of the Edinburgh Design Guidance is justified in this case.

Housing & Regeneration (Affordable Housing)

Housing and Regeneration has advised that 37 (25%) homes will be required of approved affordable tenures and that these will be required to be provided on site, following the principles of blind tenure construction. The developer will be required to enter into a legal agreement to secure the 25% affordable houses and that the development will comply with Policy Hou 7 - Affordable Housing - in Edinburgh City Local Plan.

All 149 homes will be of an affordable tenure and this is welcomed by Housing and Regeneration. The tenure of the homes will provide 42 units for social rent, 65 units for shared equity and 42 units for mid market rent.

Communities & Families - Resources

The education actions required to mitigate the impact of planned and anticipated housing development, including school land safeguards, have been established on a city-wide contribution zone basis. This requirement is set out in guidance on Developer Contributions and Affordable Housing (December 2015). The application site falls within the 'Craigmillar area of the Castlebrae Education Contribution Zone' where the following education actions have been identified:

- | | |
|--|------------|
| - 4 Primary School classes (Castlevie PS) (Craigmillar area only) | £1,052,144 |
| - Extension to Castlevie PS dining hall (Craigmillar area only) | £293,808 |
| - Increase secondary school capacity to accommodate 264 extra pupils (Castlebrae HS) (Zone wide) | £8,473,238 |

A standard contribution towards the delivery of the new education infrastructure in the Zone has been established and is applicable to new housing developments where appropriate. The total required contribution for the proposed development is £608,696. The contribution calculations exclude the proposed 20 units for elderly people and a legal agreement is required regarding an occupancy restriction on the units intended for older people. Contributions shall be index linked based on the increase in the BCIS All-in Tender Price Index from Q1 2015 to the date of payment.

If the appropriate contribution is to be provided by the developer, Communities and Families does not object to the application in principle.

Securing a developer contribution will mitigate for the impact on the education infrastructure in Craigmillar.

SEPA

SEPA has advised that it has no objection to the application. Its consultation response contains advice for the applicant on the regulatory requirements and good practice guide and also reminds the Council of its responsibilities as the Flood Prevention Authority. SEPA's full comments can be viewed on the Council's Planning and Building Standards Online Services.

Scottish Water

Scottish Water has advised that there is water and wastewater capacity at the treatment works to service the development. The applicant has submitted a Drainage Impact Assessment to Scottish Water. An informative is required to remind the applicant that a letter is required from Scottish Water confirming that it will adopt the water system.

Flooding and Drainage

More information was submitted to address issues raised by the Council as Flood Authority. This additional information addressed all the flooding authority's concerns.

h) Sustainability

The proposal has been classed as a major development and has been assessed against Part B of the 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

Some Desirable Criteria elements will be provided, such as those relating to energy needs, water conservation, surface water run-off, recycling and materials.

The proposed development will use a natural gas fired combined heating and power plant to displace grid electricity. Gas boilers will be high efficiency and SUDS will be installed. Communal recycling points will be provided. Further measures are proposed to improve sustainability of the development and these will be detailed in the building warrant application.

The proposal meets the essential criteria.

i) Other material considerations

Archaeology

Due to the potential effects of recent post war development on the site, the City Archaeologist has advised that it is unlikely that any significant archaeological remains will be affected by this proposal. There are no known archaeological impacts from this planning application.

Environmental Assessment

Due to the partly brownfield nature of the site a condition is recommended to ensure that the site is made safe for the intended end use. Environmental Assessment has no objections to this development, subject to a condition relating to land contamination and the requirement for a Site Investigation. Therefore, an appropriate condition is recommended.

This is a quiet site located away from any potentially amenity reducing noise sources and, thus, Environmental Assessment has no concerns in this regard.

An air quality impact assessment has been submitted which demonstrated that the resultant increase in emissions (from possible increased road traffic - the number of parking spaces (117) could increase cause an increase in road traffic to the site and have a negative impact on local air quality) relating to an increase in emissions is within acceptable levels.

The impact of the centralised district heating system in this development is a key consideration where an acceptable level of amenity is concerned. The agent has complied with the requirements of the Clean Air Act 1993 by submitting information regarding the capacity of the boiler and height of the chimney. Environmental Assessment is satisfied with this information and has no concerns regarding this heating system.

Community Safety

Overlooking of the public streets, communal open spaces and the semi-private communal landscaped areas will provide a feeling of security. The communal space to the rear will be secured with only residents being able to access it. The external materials will be robust and the development designed to achieve Secured by Design accreditation.

Police Scotland has advised that the development should be to the same security standard as Thistle Phase 2 using environmental design to deliver Secure By Design principles and crime prevention. Most of the advice offered by Police Scotland is already included in the proposed development which will be similar to the Thistle Phase 2 development.

j) Equalities and Human Rights

All the houses and ground/main door flats will be level access.

The dwelling units will meet current Building Standards in relation to accessibility and will achieve Housing for Varying Needs Standards. Thirty-two flatted units will be designed for older people to enable residents to live independently in a safe and secure environment. Housing for Varying Needs Standards Older and Ambulant Disabled requirements will be met for this tenure.

The Quality Audit and Road Construction Consent (RCC) will assist in looking at the proposed development as a whole and address any issues relating to mobility such as changes in street levels, kerbs.

The provision of affordable housing will enable those unable to access a mortgage to have an opportunity to have a new home.

There are no expected human rights issues.

k) Public Comments

Material Comments

- Design - assessed in section 3.3 (d) and 3.3 (j);
- Car Parking - assessed in section 3.3 (g);
- Shelters - assessed in section 3.3 (g);
- Routes - assessed in section 3.3 (d);
- Play space and outdoor resting and utilities - addressed in section 3.3 (f);
- Topography and changes in level - addressed in sections 3.3 (d) and 3.3 (g);
and
- Security and safety - addressed in section 3.3 (i).

Non-material comments

- Site selection.

Comment: The applicant selected the site.

- Lifts - fit for evacuation purposes;
- Circulation space - halls and shower rooms - space to manoeuvre e.g. wheelchairs;
- Colour palettes - inside the units; and
- Bath traps, ceiling mounted hoists.

Comment: These are internal detailed matters and are not material planning considerations. Therefore, they cannot be taken into account in the consideration of this application.

Community Council

Craigmillar Community Council did not comment on the application.

Conclusion

The proposal complies with the development plan and will contribute to the regeneration of Craigmillar. The layout, scale and design are acceptable and generally conform with the Craigmillar Urban Design Framework. The proposal offers good connections to neighbouring sites and high quality design. The minor infringement of the Edinburgh Design Guidance relating to direct access from ground floor flats to communal open space/gardens is acceptable given the amount of open space to be provided within the site and the nearby public parks and open spaces. The marginal infringement of the Edinburgh Design Guidance relating to (two bed/3 person) unit sizes is also acceptable due to the small number (4%) of units below the threshold and the units being compliant with the Houses in Varying Needs Standards. The setting of the listed buildings and the character and appearance of the conservation area will be preserved. Existing amenity will not be adversely affected and the amount of amenity to be offered to future occupants is acceptable. The impact on noise and air quality are minimal and, therefore, acceptable. There are no expected equalities or human rights issues.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, 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 required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) 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 for the approval of the Planning Authority.
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. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme. A maintenance schedule shall be submitted to and approved in writing by the Council as planning authority before the hand-over of the maintenance to the housing association.

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 ensure that the approved landscaping works are properly established on site.

Informatives:-

It should be noted that:

1. Planning permission shall not be issued until a legal agreement has been entered into regarding:

Education contribution: -

- £608,696 required to contribute to the Castlebrae - Craigmillar Contribution zone actions - 4 primary school classes, extension to dining hall and increase secondary school capacity to accommodate 264 extra pupils; and
- occupancy restriction to older people units required.

Transport contribution: -

- £73,500 towards transport infrastructure identified in the Craigmillar / Greendykes area in the Second Proposed Development Plan Proposed Action Programme May 2015;
- £2,000 for a suitable order to redetermine sections of footway and carriageway as appropriate;
- £2,000 for a suitable order to introduce waiting and loading restrictions; and
- £2,000 for a suitable stopping up order under section 207 of the Town and Country Planning (Scotland) Act 1997; £2,000 to promote the necessary traffic order for disabled persons parking spaces.

Affordable Housing:-

- 25% of the housing units provide must be affordable units.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

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. 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 extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must

be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details.

6. A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of Road Construction Consent.
7. 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.
8. The applicant should note that new road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity.
9. The applicant must be informed that any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road, under the meaning of the Roads (Scotland) Act 1984, and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents.
10. Any gate or doors must open inwards onto the property.
11. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012.
12. Access to any off-street car parking area is to be by dropped kerb (i.e. not bell mouth).
13. 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.
14. 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.
15. 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 he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport.

16. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.
17. Flood Risk Caveats & Additional information for the applicant - Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled The SUDS Manual. Advice can also be found in the SEPA Guidance Note Planning advice on sustainable drainage systems (SUDS). Please refer to the SUDS section of SEPA's website for details of regulatory requirements for surface water and SUDS.
Regulatory advice for the applicant - Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at: SEPA Edinburgh, Clearwater House, Heriot Watt Research Park, Riccarton, Edinburgh, EH14 4AP.

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:

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

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.

The Proposal of Application Notice (14/05092/PAN) was submitted on 5 December 2014. An exhibition and discussion community event was held on 14 January 2015 in Craigmillar Library. The conclusions of the event are contained in the Pre Application Consultation (PAC) Report available on the Council's Planning and Building Standards Online Service.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 28 August 2015 and one objection has been received from the Edinburgh Access Panel.

A full assessment of the 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 application site is identified as a housing site (HSG9) in Edinburgh City Local Plan and overlaps the eastern edge of the Thistle Foundation Conservation Area. It is also identified as being a housing site and redevelopment site within The Thistle Foundation in Craigmillar Urban Design Framework.

Date registered

19 August 2015

Drawing numbers/Scheme

01 - 57.,

Scheme 1

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Jackie McInnes, Planning Officer
E-mail: jackie.mcinnnes@edinburgh.gov.uk Tel: 0131 469 3731

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 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Env 11 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

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 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 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.

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 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 7 (Tram) prevents development which would prejudice tram safeguards or identified tram routes.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'The Craigmillar Urban Design Framework' sets out a vision and principles for development of the Craigmillar area.

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 - EDINBURGH STREET DESIGN GUIDANCE - Edinburgh Street Design Guidance supports proposals that create better places through the delivery of vibrant, safe, attractive, effective and enjoyable streets in Edinburgh. It sets out the Council's expectations for the design of streets and public realm.

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

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.

NSESBB Non-statutory guidelines Part B of 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The Thistle Foundation Village Conservation Area Character Appraisal emphasises the uniqueness and historical importance of the conservation area in terms of the advanced design for its original function and its war memorial status, its relative seclusion, its authenticity in terms of the retention of its original layout and many of its original architectural features, the importance of the Robin Chapel as a local landmark, and the importance of the landscape setting formed by the green courtyards and mature trees.

Appendix 1

Application for Planning Permission 15/03821/FUL At Land 80 Metres South East Of 12 Almond Court, Greendykes Road, Edinburgh Proposed residential development of 149 houses and flats on a partly brownfield site, including roads, car parking, landscaping and a centralised district heating system.

Consultations

Archaeology response – 25 August 2015

Further to your consultation request I would like to make the following comments and recommendations concerning this application for proposed residential development of 149 houses and flats.

Due to the potential affects of recent post war development on the site, it has been assessed that it is considered unlikely that any significant archaeological remains will be affected by this proposal. Accordingly I have concluded that there are no known archaeological implications upon this planning application.

SEPA response – 9 September 2015

We have no objection to this planning application. Please note the advice provided below.

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take account of factors not considered at the planning application stage.

Advice for the planning authority.

1. Flood Risk

We have no objection to the proposed development on flood risk grounds. Notwithstanding this we would expect Edinburgh Council to undertake their responsibilities as the Flood Prevention Authority.

Technical Report

1.1 We have been asked to comment on the flood risk assessment (FRA) in support of the current application to erect 149 dwellings on land to the south east of 12 Almond Court, Greendykes Road in Edinburgh.

1.2 No hydrological or hydraulic assessment has been undertaken within the FRA and solely uses readily available information, primarily the SEPA hazard maps. It is deemed that the site is not at risk of flooding from fluvial sources as the nearest watercourse is approximately 150m away from the development and significant works have been undertaken to reduce the risk of flooding from this watercourse. As a result we offer no objection to the proposed development.

1.3 A small portion of the site is shown to be at surface water flood risk. Within section 4.3 of the report it states that the drainage design will have no flooding up to the 1 in

200 year event with runoff rates controlled to 8.8l/s. Runoff rates from the development site should be agreed with the local authority. The report states that additional storage will be provided. No appendixes have been included within the report and it is imperative that the drainage aspect is acceptable to City of Edinburgh Council.

2. Drainage

Waste water drainage

2.1 We note from the supporting information that the intention is to connect the development to the public foul sewer network and that Scottish Water (SW) have confirmed that there is sufficient capacity in the system.

2.2 It should be noted that should a connection to the public sewer not be achievable then SEPA would be required to be re-consulted as any private waste water discharge would require authorisation under Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). Given the size of the development SEPA would, without prejudice to any application made under CAR, consider that private drainage provision is not acceptable; may have unacceptable environmental impacts; and may not be consentable under CAR.

2.3 It will be for SW to ensure that sufficient capacity exists in the public sewerage network to accommodate the proposal. Should SW determine that capacity exists, they must ensure that the proposal does not have a detrimental effect on the water quality of the river.

Sustainable Urban Drainage System

2.4 In accordance with the requirements of The Water Environment (Controlled Activities) (Scotland) Regulations 2011, also known as The Controlled Activity Regulations (CAR) surface water runoff arising from the hardstanding areas, inclusive of roads and roofs will require to be collected, treated and disposed of using sustainable drainage techniques.

2.5 Based on the design details provided with this consultation we are satisfied that the applicant is providing the required level of treatment for a development of this size and that there is sufficient space within the development to accommodate the SUDS system onsite.

2.6 We would outline that any proposed discharge of surface water to the water environment must be in accordance with the principles of the SUDS Manual (C697) which was published by CIRIA in March 2007.

2.7 We have not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on any water quantity issues including the acceptability of post-development runoff rates for flood control.

3. Contaminated Land

3.1 The Local Authority is the lead authority in relation to contaminated land and we therefore request that you consult your Environmental Services Department and those responsible for implementing the contaminated land regime regarding this proposal. These contaminated land specialists will take a lead on commenting on the planning application, with SEPA's contaminated land specialists providing input directly to them in relation to impacts upon the water environment.

Detailed advice for the applicant

4. Flood Risk Caveats & Additional information for the applicant

4.1 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

4.2 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice inline with the phases of this legislation and can be downloaded from www.sepa.org.uk/planning/flood_risk.aspx.

5. Sustainable Urban Drainage System

5.1 Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled *The SUDS Manual*. Advice can also be found in the SEPA Guidance Note *Planning advice on sustainable drainage systems (SUDS)*. Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.

Regulatory advice for the applicant

6. Regulatory requirements

6.1 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at: Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:

SEPA Edinburgh, Clearwater House, Heriot Watt Research Park, Riccarton, Edinburgh, EH14 4AP.

Flood Authority Issues – first response 10 September 2015

In support of the above planning application the Flood Prevention Unit have reviewed the following documents,

- * Drainage Layout drawing, number E8805/R001, revision A01
- * Surface Water Drainage Philosophy dated 11/06/2015
- * Overland Flow Routes drawing, number E8805/PL01, revision A01
- * Micro Drainage calculations dated 10/08/2015
- * Drainage Statement and Flood Risk Assessment, QCF 21 Revision 05

Upon review of the documents listed above the Flood Prevention Unit have the following comments to make regarding this application.

1. Based upon an impermeable site area of 0.9ha as noted in the Drainage Philosophy document the proposed maximum discharge rate of 8.8l/s exceeds the maximum allowable rate of 4.5l/s/ha. The flow from the site at manhole S6 should be limited to fall in line with the CEC flood Prevention guidelines whilst also complying with Sewers for Scotland Third Edition whereby the outflow control must not be smaller than 75mm in diameter.
2. Please update the microdrainage calculations using the revised discharge rate.
3. It should be noted that SEPA Pluvial flood maps show an area of flooding to the north west of the site. The overland flow information provided demonstrates you are not directing additional surface water runoff to the area of ponding water and the finished

floor levels appear high enough that the proposed properties are not at risk of flooding from this source. Therefore the property is not at flood risk. Please note this assessment should be undertaken and included in future flood risk assessments for new applications.

4. Please stipulate who will adopt and maintain the surface water network, including any SUDS.

Flood Authority Issues – second response 23 February 2016

The applicant has now addressed all of flood Prevention's concerns regarding this development.

Police Scotland –response dated 15 September 2015

I am writing on behalf of Police Scotland regarding the above planning application for a proposed residential development at Greendykes Road, Edinburgh.

We strongly recommended that the architect and client meet with a Police Architectural Liaison Officer to discuss Secured by Design principles and crime prevention through environmental design in relation to this development. Due to the high crime profile around this area, it is essential that the development be completed to the same security standard as Thistle Phase 2, which is adjacent.

Of particular note, the following areas should be addressed:

** There should be no unrestricted access to rear gardens – access control must be implemented to prevent unauthorised access. Boundary treatments and gates should be robust and fit for purpose.*

** Benches in unrestricted areas should be removed as they can attract anti-social behaviour.*

** Bicycle and bin storage should be secure on all sides (including roof) and visibility should be maintained through the structure.*

** There should be a comprehensive lighting strategy to ensure all paths, roads, parking spaces and entrances/exits to buildings are illuminated to an adequate level.*

** There should be a CCTV strategy developed in partnership with City of Edinburgh Council.*

** Green/shared spaces should benefit from as much natural surveillance as possible. Landscaping should be designed and maintained with this in mind.*

Road Authority Issues – response dated 20 October 2015

I have no objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Consent should not be issued until the applicant has entered into a suitable legal agreement to:
 - a. Contribute a sum of £73,500 towards transport infrastructure identified in the Craigmillar / Greendykes area in the Edinburgh Local Development Plan Second Proposed Action Programme May 2015;
 - b. Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as appropriate;
 - c. Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as appropriate;
 - d. Contribute the sum of £2,000 to progress a suitable order to progress a suitable stopping up order under Section 207 of the Town and Country Planning (Scotland) Act 1997 if required;
2. 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 extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;
3. A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of Road Construction Consent;
4. The applicant should note that new road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity;
5. The applicant must be informed that any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road, under the meaning of the Roads (Scotland) Act 1984, and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;
6. Access to any off-street car parking area is to be by dropped kerb (i.e. not bell mouth);
7. 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;
8. Any gate or doors 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 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;
11. 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
12. 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 he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations

and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport.

Note:

* Current Council parking standards for this area would require a minimum of 117 spaces for the 149 units (including social rent, shared equity and mid market rent units). The proposed 132 spaces is considered acceptable.

* Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.

Housing and Regeneration

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 a maximum of 149 residential units and as such the AHP will apply.

The AHP requirement will be for 37 homes of approved affordable housing tenures (25%) and these will be required to be provided on site, following the principles of blind tenure construction. However the applicant has stated that all 149 homes will be of an affordable tenure and this is welcomed by the department. The tenure of the homes will be built as follows

** Social Rent=42*

** Shared Equity 65*

** Mid Market rent-42*

Total 149

The developer will be required to enter into a Section 75 legal agreement to secure the 25% affordable homes.

3. Summary

As detailed above, the developer has made a commitment to deliver 100% of the affordable homes requirement and this is welcomed by this department.

We would be happy to assist with any questions on the affordable housing element of this proposal.

Communities and Families

The education actions required to mitigate the impact of planned and anticipated housing development, including school land safeguards, have been established on a city-wide contribution zone basis. This requirement is set out in guidance on Developer Contributions and Affordable Housing (December 2015).

This site falls within the Craigmillar area of the 'Castlebrae Education Contribution Zone' where the following education actions have been identified:

CONTRIBUTION ZONE ACTIONS (Q1 2015)

Castlebrae - Craigmillar

Action

Cost at Q1 2015

4 Primary School classes (Castlevie PS)

(Craigmillar area only)

£1,052,144

Extension to Castlevie PS dining hall

(Craigmillar area only)

£293,808

Increase secondary school capacity to accommodate 264 extra pupils (Castlebrae HS)

(Zone wide)

£8,473,238

A standard contribution towards the delivery of the new education infrastructure in the Zone has been established and is applicable to new housing developments where appropriate.

Payment of the standard contribution for this Zone, as set out in the table below, is therefore required.

If the appropriate contribution is to be provided by the developer, Communities and Families does not object to the application in principle.

Assessment based on:

45 houses, 53 flats

(31 one-bedroom flats excluded from assessment)

(20 two bedroom flats with occupancy restricted to older people excluded from assessment in line with the Developer Contribution guidance)

Contributions shall be index linked based on the increase in the BCIS All-in Tender Price Index from Q1 2015 to the date of payment.

Contribution per unit

Flats

£2,062.61

Houses

£11,097.27

Total required contribution

£608,696

Note: To be index linked based on the increase in the BCIS All-in Tender Price Index from Q1 2015 to the date of payment.

Environmental Assessment

The applicant proposes a residential development of 149 houses and flats with associated roads, car parking and a centralised district heating system on land 80m to the southeast of Almond Court. This is phase 3 of a larger residential development which includes further land to the north which has already been developed resulting in adjacent uses to this site being either existing or planned residential. The only exception to this is the Castle Brae High School campus which is beyond Greendykes Road to the west.

This is a quiet site well away from any potentially amenity reducing noise sources; Environmental assessment has no concerns in this regard. However, the number of parking spaces (117) included within this proposed development could cause an increase in road traffic to this site and have a negative effect of local air quality as a result. The agent has addressed this matter by submitting an air quality impact assessment which has modelled the likely scenario as a result of this proposal and finds the resultant increase in emissions to fall within acceptable levels.

The impact of the centralised district heating system in this development is a key consideration where an acceptable level of amenity is concerned. The agent has complied with the requirements of the Clean Air Act 1993 by submitting information regarding the capacity of the boiler and height of the chimney. Environmental Assessment is satisfied with this information and has no concerns regarding this heating system.

Due to the partly brown-field nature of the site a condition is recommended to ensure that the site is made safe for the intended end use.

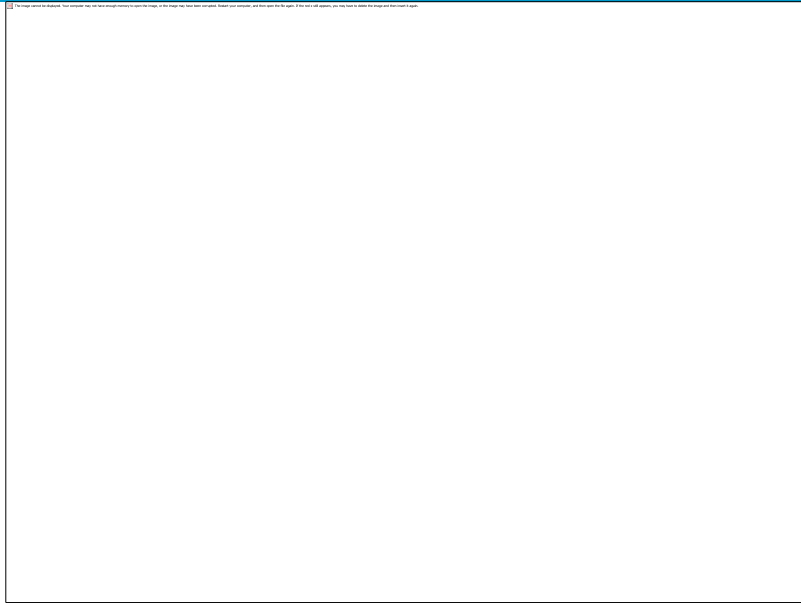
Environmental Assessment has no objections to this development, subject to the following condition:

** Prior to the commencement of construction works on site:*

- (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, 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 the Head of Planning*

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.

Location Plan



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