

Development Management Sub Committee

Wednesday 23 November 2016

Application for Planning Permission 15/05021/FUL At Craigpark Quarry, 1 Craigpark, Ratho Re-shaping of slope profiles and water bodies, alterations to proposed footpath network and proposed landscape scheme (material variation to consent 05/01229/FUL)

Item number	4.2
Report number	
Wards	A02 - Pentland Hills

Summary

The proposal complies with the development plan and the principles of the park have previously been established on the site. The proposed layout and landscaping measures are acceptable and there will not be an adverse impact on the wildlife interests on the site. The proposal is acceptable in all other respects subject to a suitable legal agreement and conditions.

Links

[Policies and guidance for this application](#)

LPRW, RWE5, RWE6, RWE16, RWE18, RWE20, RWE22, RWE26, RWE28, RWE29, RWE30, RWE45, RWE46, RWM6, RWH6, RWED10, RWTRA4, RWTRA6, RWIMP2, LDPP, PLDP06, PLDP07, PLDP12, PLDP13, PLDP28, PLDP29, PLDP30, PLDP33, PLDP34, PLDP36, PLDP39, PLDP40, PLDP72, PLDP74, PLDP79, NSG, NSGD02, NSGCGB, NSDCAH,

Report

Application for Planning Permission 15/05021/FUL At Craigpark Quarry, 1 Craigpark, Ratho Re-shaping of slope profiles and water bodies, alterations to proposed footpath network and proposed landscape scheme (material variation to consent 05/01229/FUL)

Recommendations

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

Background

2.1 Site description

The site is part of the disused Craigpark Quarry, at the western edge of the village of Ratho. It is currently in the process of being restored, as part of the implementation of a country park previously granted planning permission, in conjunction with a proposed residential development, on land to the east of the site currently under consideration.

The site is bound to the north by a strip of trees and shrubbery, next to the Union Canal, which is a scheduled ancient monument (Ref: SM11097, added 15 December 2003). It is bound to the west by agricultural land and to the south by Bonnington Quarry. The Edinburgh International Climbing Arena is located beyond the canal to the north.

The canal and the land immediately next to it is a Site of Importance for Nature Conservation (SINC). This is also identified as open space and part of a Special Landscape Area (SLA) in the Edinburgh Local Development Plan (As Modified).

Access to the site is from Wilkieston Road to the east.

2.2 Site History

2 March 2003 - Planning permission refused for the restoration of redundant quarry and mixed use redevelopment comprising housing, business and commercial uses, with associated engineering works (application number 02/01597/FUL).

14 August 2009 - Planning permission granted for the erection of 117 dwelling houses and restoration of the disused quarry to the south west for public amenity purposes (formation of country park) (application number 05/01229/FUL).

21 November 2014 - Material variation to application 05/01229/FUL to provide amended housing layout and substitution of house types and associated works granted (application number 13/02527/FUL).

2 April 2015 - Planning permission granted to erect an agricultural storage shed and manager's residence in the country park (application number 14/02128/FUL).

17 June 2016 - Proposal of Application Notice received to restore former Craigpark Quarry for outdoor countryside and water related recreation (application number 16/03170/PAN).

Main report

3.1 Description Of The Proposal

The application proposes material changes to the approved country park. The gradient of the slope is less steep than originally approved and this has resulted in changes to the proposed path network and planting scheme. A pedestrian and cycle route is proposed to the north as an alternative to the proposed bridge scheme providing a link through the site to the Union Canal and the climbing centre. The natural rock face on the west will be retained.

Two separate water bodies are proposed, the northern most acting as the SUDS basin for the residential scheme located to the east.

Supporting Statements

The following documents have been submitted in support of the application:

- Pre-application Consultation Report;
- Design and Access Statement; and
- Surface Water Management Plan.

These documents are available to view on the Planning and Building Standards Online Services.

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 on this site;

- b) the layout and landscaping is appropriate to the site;
- c) the proposals would not be detrimental to protected species;
- d) the proposals can satisfactorily protect and enhance the setting of the Union Canal;
- e) any other material considerations are addressed;
- f) any impacts on equalities or human rights are acceptable; and
- g) comments raised have been addressed.

a) Principle

The principle of the restoration and reuse of Craigpark Quarry has been established through the earlier planning permission that this application seeks to amend. Rural West Edinburgh Local Plan (RWELP) Policy M6 supports proposals for the beneficial reuse of the quarry.

The site is not identified for a specific use in the Edinburgh Local Development Plan (as modified) (LDP). Policy Env 10 Development in the Green Belt and Countryside states that development will only be permitted where it meets defined criteria and where it would not detract from the landscape quality and/or rural character of the area. This proposal is for the purposes of countryside recreation and it is acceptable in principle with regards to this policy.

The principle of the development is acceptable.

b) Layout and Landscaping

The concept of the creation of a country park remains and it will provide an attractive recreational area for the local community. A water body and a SUDs pond are provided in the base of the quarry. Parts of the exposed rock face are to be retained.

The main change is the re-profiling of the slopes to provide a less severe gradient. The original application contained slopes of approximately 1:1.5. However, whilst carrying out works on the site this gradient has proven to be difficult to achieve with the slopes continuing to slump and be dangerous. The proposed slopes have been eased to approximately 1:3.5. This allows for a gentler slope, whilst retaining a natural appearance.

A path network is proposed throughout the park. This has multiple links into the related housing development to the east of the site and through to the northwest corner. The gentler angle of the slopes on the eastern side of the site enables a more direct route through to the quarry floor with rest stops introduced on some of the steeper sections.

A range of planting has been proposed through the site including meadow areas, woodland planting and thorny shrub planting (such as gorse) near to cliff edges to actively discourage pedestrian use.

As the proposal is for a park it will not have a detrimental impact on the SLA and area of open space associated with the canal to the north of the site.

The community council has indicated that low level lighting should be provided in the park. The park is intended to be open during daylight hours. The proposed park is to have a rural/natural setting, which the introduction of lighting could diminish.

It is intended maintenance is to be carried out by the owner. In the event this does not occur, a bond to allow future maintenance will be secured through an appropriate legal agreement.

In summary, the proposed changes do not diminish the quality of the proposed park and the landscaping continues to be acceptable. Although this is a modification of the previous application, there will still be the requirement for a Landscape and Habitat Management Plan to be secured through a legal agreement.

c) Biodiversity

The SINC running along the canal and adjacent land acts as a wildlife corridor. The proposals seek to retain the majority of the semi-natural woodland at this part of the site, limiting the potential impact. As per the previous scheme a Landscape and Habitat Management Plan will be required through a legal agreement to manage the species and habitats through the development.

The site itself has been subject to earthworks from the developer trying to implement the previous permission and areas of existing planting have been retained. The proposals will result in the restoration of the quarry and the inclusion of new planting and habitat. Any matters in relation to protected species have been considered and the proposals comply with RWELP Policy Env 18 and LDP Policy Env 15.

BAA has previously stated that, in the interests of aerodrome safeguarding, a bird management plan is required. This has previously been a requirement of a legal agreement and should also be secured via a legal agreement for this application.

The proposals are an amendment to a previously granted scheme that considered ecology protection and potential enhancement. There are no overriding concerns arising from the proposed changes. This is subject to a legal agreement covering a Landscape and Habitat Management Plan, which should comply with the BAA requirements for bird management.

d) The Setting of the Union Canal

An existing wooded area at the north of the site separates it from the Union Canal. This is to be retained. A break in the trees is to be provided, this will allow the proposed northern footpath to link in with the canal walkway in the future. The restoration of the quarry to form a country park will enhance the setting of the canal.

The proposed development would not adversely affect the character or setting of the monument.

e) Other Material Considerations

Noise

The previous permission contained conditions relating to noise and blasting. Work has been carried out on the site under the previous permission. However, to continue to safeguard the Council's position and ensure that any required blasting is controlled, it is recommended that these conditions continue to be placed on this application.

Transport:

The proposed changes to the park do not raise any additional transport matters. A car park, containing 19 spaces, continues to be proposed at the north-west corner of the site.

A footbridge over the canal is shown on the plans, but this will be carried out by others. A contribution of £100,000 towards the bridge has previously been paid in relation to the previous planning permission. A path has been provided at the north of the site to link into the existing road and through to the climbing centre to the north of the site. This will serve as an adequate alternative route if the bridge is not taken forward.

Flooding:

The proposal contains an area of open water and a SUDS pond in the floor of the quarry. The applicant has provided the relevant drainage and surface water management information in support of the application. The proposals meet the Council's requirements.

Archaeology:

An archaeological programme of work has previously been completed. The Archaeology Officer has confirmed the revised proposals have no new significant archaeological impacts and that there are no archaeological implications for this application.

f) Equalities and Human Rights

The nature of the proposal within a disused quarry means that paths through the development will be on slopes. The re-grading allows for gentler gradient to be introduced. Rest stops have also been provided within the path network.

Overall the proposal will have a positive impact and transform a disused quarry into a more usable asset.

g) Public Comments

Ratho and District Community Council:

The community council generally supports the proposals. It does recommend that:

- Ground level lighting along the footpath should be provided - this is addressed in section 3.3b).
- Adequate disabled person facilities should be provided - this is addressed in section 3.3b) - the re-shaping of the slopes allow for a gentler gradient, whilst rest stops have also been provided in parts of the path sections.

Conclusion

In conclusion, the proposal complies with the development plan and the principles of the park have previously been established on the site. The proposed layout and landscaping measures are acceptable and there will not be an adverse impact on the wildlife interests on the site. The proposal is acceptable in all other respects subject to a suitable legal agreement and conditions. In respect of these conditions and informatives, these are adapted from the original permission that the application seeks to amend. There are no material considerations that outweigh this conclusion.

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. Development shall not commence until a landscaping scheme that complies with the details contained in Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping and Building Design' i.e. type and spacing of trees and design materials of any water features, has been submitted to and approved in writing by the Planning Authority.
3. Prior to development commencing details of how the existing habitats and vegetation will be protected during construction will be submitted and agreed in writing by the Head of Planning and Strategy. A phasing/ construction schedule shall be produced which demonstrates minimisation of disturbance to wild flora and fauna. This shall be implemented throughout the period of construction.
4. Blasting shall only take place between the hours of 10 am to 4 pm, Monday to Saturday unless otherwise agreed in writing by the Head of Planning and Strategy or for health and safety reasons.

The hours of operation for all site activities during the site preparation/ construction phases shall be restricted to 8am to 7pm, Monday to Saturday.

5. Blasting operations must be coordinated with Bonnington Quarry to ensure blasts do not occur simultaneously.

Ground vibration from blasting shall not exceed a peak particle velocity (PPV) of 2.5 mm/s in any plan in 95% of all blasts, as measured outside the most sensitive location.

The developer shall monitor every blast at the most appropriate monitoring position. The results of the monitoring shall be kept on the site and available for inspection by the Planning Authority.

6. Any infill material used shall be inert and non toxic and details of the composition of this material shall be provided in writing to the Planning Authority.
7. Existing trees to be retained shall be clearly identified on site and protected in accordance with the principles of BS 5837 Trees in Relation to Construction.

No trees shall be removed from the time consent is issued until the agreed protection measures as set out in this condition are in place without the prior written approval of the Planning Authority.

Detailed proposals for Road Construction Consent and underground services shall be agreed in writing by the Planning Authority before submitting to the relevant authorities.

Fully detailed proposals for work to manage the woodland, remove trees, planting to mitigate losses and to protect remaining trees, including the following details, shall be submitted to and approved in writing by the Head of Planning and Strategy before work is commenced on site:

- i. Details showing trees to be removed.
- ii. Details of measures to protect trees that are to remain during construction in accordance with BS 5837:2005: 'Code of Practice for Trees in Relation to Construction.' Note that this includes constraints on the contractor.
- iii. Details of tree planting, including specification for soil preparation, in mitigation of the losses of existing trees.
- iv. Proposals for longterm management of water bodies, woodland, scrubs, grassland and wild life.
- v. Details of road and path construction, service runs and changes in level that may affect tree root systems.
- vi. Details of contractor's compounds and storage which may effect trees.

Detailed landscape plans will be developed in accordance with the process set out in the outline proposals for the LHMP (Landscape Habitat Management Plan).

The agreed tree protection measures shall be implemented on site and approved in writing by the Planning Authority before any other work starts on site.

The removal of trees and all measures to protect trees as agreed in writing shall be implemented before any other work commences on site and shall be maintained throughout the construction period to the satisfaction of the Planning Authority.

8. Prior to development commencing details of how the existing habitats and vegetation will be protected during construction will be submitted and agreed in writing by the Planning Authority. A phasing/ construction schedule shall be produced which demonstrates minimisation of disturbance to wild flora and fauna. This shall be implemented throughout the period of construction.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
2. To avoid endangering the safe operation of aircraft through the attraction of birds.
3. To protect the wildlife interests of the site.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to enable the Planning Authority to consider this/these matter/s in detail.
7. In order to safeguard trees
8. To protect the wildlife interests of the site.

Informatives

It should be noted that:

1. **Legal Agreement:**

The applicant will be required to enter into a suitable legal agreement covering the following matters, which take cognisance of this application and the previous 05/01229/FUL permission:

a) An agreed date for 100% completion of the park.

The agreement shall secure full public access to the park during daylight hours.

The agreement shall require the whole park to be kept in one ownership subject to the same provisions as the existing S75 agreement.

An obligation shall be made on the developer to ensure the maintenance of the park in perpetuity.

A bond is to be provided by an agreed Bank or Insurance Institution in respect of which the Council could draw down funds in the event of failure by the applicants to implement or delay in implementing their maintenance obligations. This shall comprise a financial contribution secured by means of a bond for the sum of £240,000.00 for maintenance of the park for a period of 12 years.

There shall be no maintenance obligations with regard to the park on the occupiers of the adjacent housing development.

b) The agreement shall require the submission and approval of a finalised Landscape and Habitat Management Plan which shall comply with BAA requirements for bird management and include a bird hazard management plan. It shall include tree retention details, planting proposals, habitat creation and protected species measures, as well as a schedule relating to the phased implementation and the maintenance of all landscape works. The LHMP shall be implemented and reviewed on a regular agreed basis by a specified Ecological Clerk of Works. The findings of the review shall be implemented as agreed.

c) A contribution of the sum of £100,000 towards the provision of a new footbridge/ cycleway over the Union canal to link the new development with the National Climbing Centre.

d) The provision of a new footpath/cycle route across the proposed country park, linking the approved development to the existing bridge over the Union Canal and National Climbing Centre.

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. For the duration of development, between the commencement of development on the site until its completion, a notice shall be: displayed in a prominent place at or in the vicinity of the site of the development; readily visible to the public; and printed on durable material.
6. The developer shall consult with the BAA before erecting a crane on the site.
7. No trees will be felled during the bird breeding season (March- September) unless otherwise agreed in writing by the Planning Authority.
8. Measures to prevent the spread of Japanese Knotweed as detailed in the Environmental Statement submitted for application 05/01229/FUL shall be implemented during the development of the site to the satisfaction of the Planning Authority.
9. Site preparation and construction operations shall be managed in accordance with the details submitted with original application 05/01229/FUL including wheel washing, dust suppression measures and the routing construction traffic to avoid Ratho village.

10. In relation to condition 6, depending on any correspondence from SEPA it may be necessary to apply additional controls to manage any materials brought into the site for regrading works.
11. In relation to condition 1, information has previously been submitted in relation to application 05/01229/FUL and the adjacent housing scheme materially altered in application 13/02527/FUL. Any changes proposed by this application will need considered and the remediation/verification report, if required, should also be provided.

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

Consultation and engagement

8.1 Pre-Application Process

In accordance with the Planning etc (Scotland) Act 2006, A Proposal of Application Notice (application number 15/00331/PAN) was submitted and registered on 29 January 2015. Copies of the notice were also issued to:

- Local Ward Councillors
- Ratho and District Community Council
- Pentland Neighbourhood Partnership
- Gordon MacDonald MSP

A public consultation event took place at the Ratho Community Café on 30 March 2015.

Full details can be found in the Pre-Application Consultation report, which sets out the findings from the community consultation. This is available to view on the Planning and Building Standards Online services.

A pre-application report on the proposal was presented to the Development Management Sub-Committee on 22 April 2015. The committee noted the key issues.

8.2 Publicity summary of representations and Community Council comments

Neighbour notification was carried out on 2 December 2015. No letters of representation from the general public have been received.

The Ratho and District Community Council has made comments on the application. An assessment of the points raised 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 located in the countryside area in the Rural West Edinburgh Local Plan and the Edinburgh Local Development Plan (As Modified).

Date registered

2 November 2015

Drawing numbers/Scheme

01,02A,03A,04-06,07A-10A,11-13,

Scheme 1

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Kenneth Bowes, Planning Officer
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Links - Policies

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy E5 states that in order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or countryside must meet the criteria which aim to achieve high standards of design and landscaping.

Policy E16 promotes the protection of significant individual trees, tree groups and shelter belts through Tree Preservation Orders. No new development shall be sited within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Through its Urban Forestry Strategy, the Council will promote and support additional woodland planting, promote the enhancement of existing woodland and to ensure the sympathetic integration of new trees in woodlands, particularly in Areas of Great Landscape Value where there will be a presumption against large scale coniferous afforestation.

Policy E18 protects identified sites of local nature conservation interest. Development within or affecting Sites of Interest for Nature Conservation will not be permitted unless there are appropriate mitigation measures to enhance or safeguard the nature conservation interest of the site.

Policy E20 says that outwith the area identified in policies E17 and E18, the Council will seek to maintain and improve the nature conservation and biodiversity value of the countryside when considering development proposals.

Policy E22 says that development proposals which have the potential to harm a protected plant or animal species or its habitat will not be permitted unless the protection of species can be secured through the appropriate design and construction methods.

Policy E26 aims to protect and, where appropriate, improve existing rights of way and will seek to create a network of linked walkways/cycle/horse riding routes throughout the local plan area.

Policy E28 supports the protection and enhancement of the Union Canal through a number of measures.

Policy E29 states that development will not be permitted which fails to ensure the protection, preservation and enhancement of a scheduled ancient monument and its setting.

Policy E30 says that any planning application affecting a site of archaeological significance will require an archaeological field evaluation to be undertaken in consultation with the Council's Archaeologist.

Policy E45 says that as a general principle all new residential and business development should be designed to avoid or manage any threat to susceptible properties from a 200 year flood.

Policy E46 states that planning applications should demonstrate that proposals will not result in a significant increase in surface water run-off relative to the capacity of the receiving water course in flood risk areas.

Policy M6 says that the Council will support proposals for the beneficial reuse of Craigpark Quarry subject to the four criteria listed.

Policy H6 says that development which would significantly damage residential amenity will not be permitted in residential areas within the defined settlement boundary.

Policy ED10 says that within the local plan area the height and detailed design of buildings will be controlled to ensure that airport operations and aircraft movements are not inhibited.

Policy TRA4 says that development proposals should make specific provision for the needs of cyclists and pedestrians and provide convenient and safe access to existing or proposed networks where practicable.

Policy TRA6 says that the Council will support the development of a comprehensive network of cycle and pedestrian routes, including on-road provision and off-road cycleways and footpaths.

Policy IMP2 says that agreements between developers and the Council must be place to secure the key items included in Schedule 2 of the Action Plan prior to the granting of planning consent.

Relevant policies of the Proposed Local Development Plan.

Second Proposed LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Second Proposed LDP Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

Second Proposed LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

Second Proposed LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

Second Proposed LDP Policy Env 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

Second Proposed LDP Policy Env 11 (Special Landscape Areas) establishes a presumption against development that would adversely affect Special Landscape Areas.

Second Proposed LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

Second Proposed LDP Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

Second Proposed LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

Second Proposed LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

Second Proposed LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Second Proposed LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

Second Proposed LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

Second Proposed LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Second Proposed LDP Policy Tra 9 (New and Existing Roads) safeguards identified routes for new roads and road network improvements listed.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Non-statutory guidelines DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

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.

Appendix 1

Application for Planning Permission 15/05021/FUL At Craigpark Quarry, 1 Craigpark, Ratho Re-shaping of slope profiles and water bodies, alterations to proposed footpath network and proposed landscape scheme (material variation to consent 05/01229/FUL)

Consultations

Archaeology comment

Craigpark Quarry was identified as an area of archaeological interest with conditions attached to the original 2005 application to record and excavate surviving remains and historic buildings and to reuse the history stones entrance gateways to the 18th century walled garden. A now completed programme of archaeological investigations was undertaken in several phases by AOC Archaeology. Having studied these revised proposals it has been concluded that there are no new significant archaeological impacts and therefore no archaeological implications upon this application.

Ratho + District Community Council comment

We recommend that ground level lighting be provided along the footpath network (similar to that successfully deployed on the Union Canal towpath) and that adequate disabled person access facilities are provided.

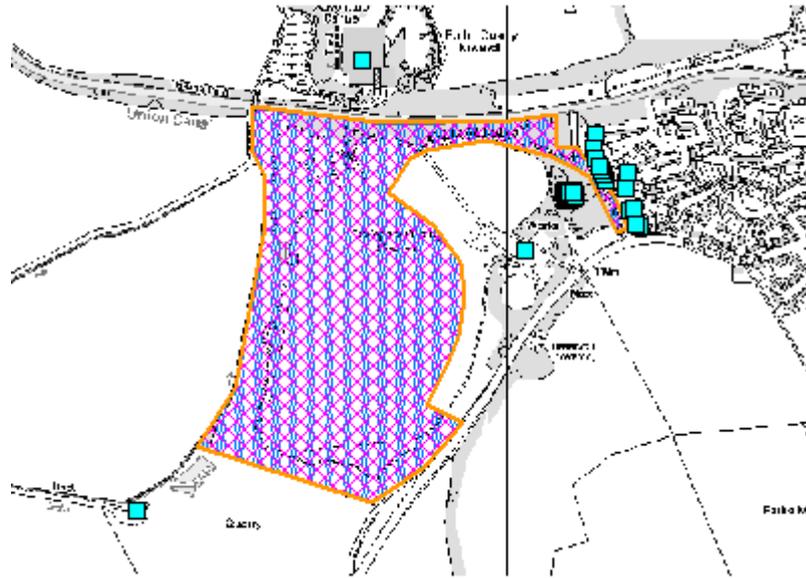
Scottish Natural Heritage

We do not intend to offer formal comment on this proposal as it does not meet our criteria for consultation, as outlined in our Service Statement for Planning and Development.

Scottish Rights of Way and Access Society (ScotWays)

Thanks for the opportunity to comment on this planning application. ScotWays will not be commenting on the application at this time.

Location Plan



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