

Development Management Sub Committee

Wednesday 23 November 2016

Report for forthcoming application by

Hopefield Partnerships Ltd. for Proposal of Application Notice

16/04446/PAN

At Site 72 Metres South Of 4A, Oxgangs Green, Edinburgh Residential development consisting of 70-80 units of affordable housing with associated roads, parking, infrastructure and landscaping.

Item number	9.1
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

The purpose of this report is to inform the Development Management Sub- Committee of a forthcoming application for full planning permission for residential development consisting of 70-80 units of affordable housing with associated road, parking, infrastructure and landscaping. The site is the former Hunter's Tryst Primary School.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 16/04446/PAN on 5 September 2016.

Links

Coalition pledges	
Council outcomes	CO7, CO19, CO23
Single Outcome Agreement	SO4

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site is the former Hunter's Tryst Primary School site, situated to the south of Oxgangs Avenue, between Oxgangs Green and Oxgangs Rise.

The site measures 1.49 ha in area and is undulating. There is a level change of approximately 10 metres dropping down from the south to the north across the site.

On the northern eastern boundary of the site lies the Kingdom Hall of Jehovah Witness. Four storey flats fronting Oxgangs Avenue with rear drying greens lie on the north western side of the site. Two storey semi detached dwellings run up the western side of the site fronting Oxgangs Rise. To the south of the site lies an area of open space, beyond which lies Pentland Primary School. To the east two storey detached houses sit in an elevated position off Oxgangs Green.

The site has been cleared of the old school and has some mature trees and unmanaged scrub and hedge. Some steps and hard standing relating to the school use remain.

A water pipe line runs along the eastern side of the site, this feeds into Comiston Springs Waterhouse. Two late 17th century category B listed structures (LB ref 27964, 14 Dec 1970) sit above the pipeline. These are rectangular dressed stone buildings, listed in respect of their relationship to the first piped water system in Edinburgh.

The site is currently bound by a metal fence.

2.2 Site History

31 August 2009 - A proposal of application notice was lodged for "Development of affordable housing with associated roads, parking, infrastructure and landscaping", by Dunedin Canmore Housing Association (reference number 09/02224/PAN).

Main report

3.1 Description Of The Proposal

The application will be for full planning permission for up to 80 residential units of affordable housing with associated roads, parking, infrastructure and landscaping. The initial indication is that the development will propose a mix of flats and housing of one, two and three bed units.

3.2 Key Issues

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

a) the principle of the development is acceptable;

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

The site is located immediately adjacent to an area of open space.

b) the proposal will preserve and enhance the setting of the listed buildings on the site;

The impact on the setting of the listed stone waterworks buildings will require to be assessed.

c) the proposed scale, design and materials are acceptable;

A design and access statement will be required in support of the application. The application lies within a view cone and therefore a visual impact analysis will be required.

A Landscape Visual Impact Assessment and Design Statement will be required to accompany the application.

d) the proposal is detrimental to the amenity of neighbours or occupiers of the new development;

A daylight, privacy and sunlight assessment will be required in support of the application.

e) access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to the transport policy of the development plan and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application and the proposals will be subject to a quality audit.

f) there are any other environmental factors that require consideration;

The site has an underground spring which should be considered when undertaking the Flood Risk Assessment and Surface Water Management Plan. SEPA has advised that there is potential surface water flooding around the western edge of the site.

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application the following documents will be submitted:

- Pre- application consultation report;
- Planning Statement;
- Design and Access Statement;
- Archaeology report;
- Transport information;

- Landscape and Visual Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Tree Survey; and
- Phase 1 Habitat and Protected Species survey.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

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 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

The Proposal of Application Notice (reference 16/04446/PAN) outlined a public exhibition to be held on 5 October 2016 at Oxfangs Library, 353 Oxfangs Road North, Edinburgh. The applicant has also notified the Firhill Community Council and local councillors.

8.2 Publicity summary of representations and Community Council comments

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)

- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

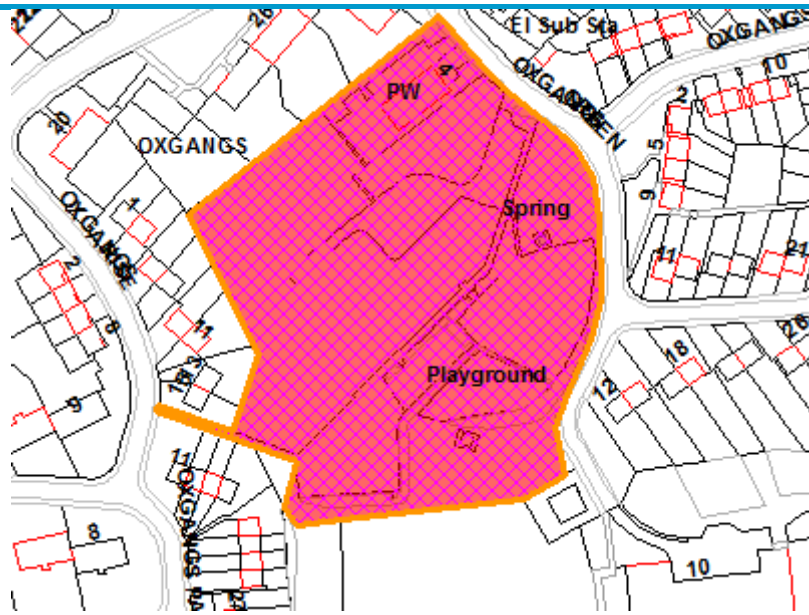
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Location Plan



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