

Development Management Sub Committee

Wednesday 7 December 2016

Application for Approval of Matters Specified in Conditions 16/04427/AMC

At Land At Greendykes North Site, Greendykes Road,
Edinburgh

The proposal of 75 dwellings in Greendykes Area G as
identified in masterplan approval reference 05/01358/OUT.
We wish to discharge Condition 2 of the PPP reference
05/01358/OUT. As amended

Item number	4.3
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The proposal accords with the outline planning permission and the masterplan. It is of an appropriate layout, scale and design and meets sustainability criteria. There will be no adverse impact on the setting of the listed buildings or on existing amenity and there are no expected equalities or human rights issues. There are no other material considerations that outweigh this conclusion.

Links

Policies and guidance for this application	LDES01, LDES02, LDES04, LDES05, LDES06, LDES07, LEN03, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU06, LTRA01, LTRA02, LTRA03, NSG, NSGCDF, NSESBB, NSGESS, NSP,
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Report

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The proposal of 75 dwellings in Greendykes Area G as identified in masterplan approval reference 05/01358/OUT.

We wish to discharge Condition 2 of the PPP reference 05/01358/OUT. As amended

Recommendations

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

Background

2.1 Site description

The 1.06 hectare application site is located on the east side of Greendykes Avenue (part of which is now Tudsbery Avenue) and is bounded by Greendykes Terrace (part of which is now Matthew Street) to the north, Greendykes Loan to the south and Greendykes Drive to the east. The site is mainly flat although it slopes slightly southwards. The site was previously housing which has been demolished.

The surrounding area is predominantly residential and includes redevelopment of housing sites in the wider Greendykes area and The Thistle Foundation. Other uses are also found in the wider surrounding area such as schools, shops, a care home and burial ground.

Two Scheduled Monuments are located near the application site; Craigmillar Castle (reference: SM 90129; designated 21/10/1994), including its gardens, and Niddrie Standing Stone (SM 13589; designated 25/8/2015).

The site forms part of the regeneration area for Craigmillar.

2.2 Site History

31 January 2007 - Permission granted for redevelopment of brownfield land, roads and pavements to provide new roads, pavements, shared surface and landscape infrastructure at Greendykes Avenue, Greendykes Road and Greendykes Terrace, Edinburgh (application number 06/03921/FUL);

4 February 2008 - Permission granted for redevelopment of brownfield land to create residential development of townhouses and flats in the form of a traditional urban block at Greendykes Avenue, Greendykes Road and Greendykes Terrace, Edinburgh (application number 06/04061/FUL);

20 September 2011 - Permission granted for proposed residential development, comprising 38 dwelling flats and 9 townhouses for sale and 8 dwelling flats and 2 townhouses for rent at land at Greendykes North Site Greendykes Road, Edinburgh (application number 08/03553/FUL);

1 February 2012 - Permission varied for a variation to planning consent 08/03553/FUL (proposed residential development) at land at Greendykes North Site Greendykes Road, Edinburgh (application number 08/03553/VARY); and

1 October 2015 - Permission granted for residential development and public open space at approx 80 units per ha on 9.5 ha of land enclosed by Greendykes Avenue and Greendykes Road (outline application) and submitted housing design guide at land at Greendykes North Greendykes Road, Edinburgh (application number 05/01358/OUT).

Other relevant history:

22 July 2010 - Permission granted in principle for up to 1000 residential units on a site further south at land at Greendykes Road, Edinburgh (application number 07/01644/OUT);

23 August 2010 - Permission granted for restoration of Niddrie Burn, involving excavation of river corridor and associated engineering works at land adjacent to Greendykes Road Edinburgh (application number: 08/02474/FUL);

2 April 2012 - Permission granted for a modification of the Planning Obligation in terms of definitions, the public transport link and sports field contribution relating to application 07/01644/OUT (application number: 13/00420/OBL);

26 October 2012 - Permission approved for residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking areas, cycle parking, walls, fences, landscaping, details of existing and finished floor levels, flood attenuation details (matters listed in conditions 3, 5 (i), (iii), (v) of planning consent 07/01644/OUT) on land south of Greendykes Road, Edinburgh (application number:12/01109/AMC);

1 February 2013 - Permission granted for engineering works, re-grading of land and landscaping to facilitate new residential development associated with planning application reference 12/01109/AMC on land at Greendykes Road, Edinburgh (application number: 12/03189/FUL);

21 February 2013 - Permission granted for residential development (Affordable Housing - 122 Units) (Amended to 126 units) on land at Greendykes Road Edinburgh Greendykes Masterplan Area AH2 (application number: 12/03665/AMC);

3 April 2013 - Proposal of Application Notice approved for residential development and ancillary uses and formation of community parkland at South East Wedge Development Site Old Dalkeith Road Edinburgh (application number: 13/00928/PAN);

8 August 2013 - Committee approved the Reviewed Craigmillar Urban Design Framework;

28 August 2013 - Application granted subject to a legal agreement submitted for residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC on Land At Greendykes Road, Edinburgh (application number: 13/01342/FUL);

7 November 2013 - Permission granted for approval of matters specified in conditions of application 07/01644/OUT in respect of condition 1a finalising layout, elevations and landscaping treatments for residential development at land at Greendykes Road (application number: 13/01151/AMC);

9 October 2014 - Permission granted for alteration to mix of units to introduce more 1 bedroom flats, alterations to elevations re window positions/openings and alterations to refuse/cycle storage, blocks 15-16, at land at Greendykes Road, Edinburgh (application number: 14/03343/AMC);

13 October 2014 - Permission granted for alterations to elevations re window positions/openings block 12-13 at land at Greendykes Road, Edinburgh (application number: 14/03321/AMC);

12 November 2014 - Permission granted for approval of matters specified in conditions (5i, ii, iii and v) for detailed site layout plan including finished ground and floor levels, floor plans/elevations of each dwelling type and detailed landscape layout associated with 160 unit residential development comprising 108 terraced/semi detached and detached houses and 52 flats on land adjacent to Greendykes Road (Site I and J), Edinburgh (application number: 14/03292/AMC);

19 August 2015 - Pending consideration for proposed residential development of 149 houses and flats on a partly brownfield site, including roads, car parking, landscaping and a centralised district heating system at land 80 metres south east Of 12 Almond Court Greendykes Road, Edinburgh (application number 15/03821/FUL);

29 October 2015 - Permission approved for erection of 62 residential units comprising 2 storey dwellings - this application relates to final site design, elevation treatments and landscaping design (as amended) at land at Site F Greendykes Road, Edinburgh (application number 15/01995/AMC);

16 May 2016 - Permission approved for application for approval of matters specified in conditions of application (05/01358/out) for residential development of 158 new homes at land at Greendykes North Site Greendykes Road, Edinburgh (application number 15/04791/AMC); and

8 August 2016 - Application received for proposed residential development, potential retail/commercial uses, open spaces and associated infrastructure at land at Greendykes South Site Greendykes Road, Edinburgh (application number 16/03848/PPP).

Main report

3.1 Description Of The Proposal

The application seeks approval of matters specified in condition of planning permission 05/01358/OUT which requires number of units, design, materials, parking, waste management etc to be agreed.

The proposal is for 75 dwelling units. There will be a mix of flats, maisonettes and terraced houses:

27 x 1 bedroom 2 person units;
23 x 2 bedroom 4 person units; and
25 x 3 bedroom 5 person units.

The proposal will be 75% mid-market rent and 25% social housing. Two units, one flat and one house, shall be wheelchair accessible.

The development will be set out as an urban block with the buildings around the outside of the site and with garden ground and open space internal to the block. A short mews street is also proposed within the block.

Materials will be brick and roofs will be zinc.

Parking will be on street with a few parking spaces in the mews street, one of which is proposed to be a Disabled Persons Parking Space.

A combined heat and power energy centre and a community room within one of the flatted blocks is also proposed.

3.2 Determining Issues

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

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal complies with the planning permission in principle;
- b) the layout, scale and design are appropriate;
- c) there is any impact on amenity;
- d) there is any impact on the setting of the listed buildings;
- e) the development is sustainable;
- f) there are any other material considerations;
- g) there are any equalities or human rights issues; and
- h) the public comments have been addressed.

a) Principle

The application site is identified as a housing site in the adopted Edinburgh Local Development Plan (LDP) and in its predecessor the Edinburgh City Local Plan (ECLP). It is shown as an area for housing in both the non-supplementary guideline the Revised Craigmillar Urban Design Framework and Greendykes North Masterplan (planning application 05/01358/OUT).

The proposal complies with the outline planning permission and its associated masterplan. It will provide housing on a site which was previously housing and is surrounded by predominantly housing.

The proposal accords with the outline planning permission.

b) Layout, scale and design

Layout

The development will be laid out in a block following the line of the road structure as set out in the Greendykes North Masterplan. It will continue the form of the roads already in place in the new developments in Greendykes North. A mews street will sit within the block. The hierarchy of streets complies with the Craigmillar Urban Design Framework and the masterplan.

The street layout will contribute to connectivity through the site and through the wider Greendykes North area and this complies with the LDP policies Des 7 - Layout Design - and Des 2 - co-ordinated development.

The layout reflects the advice in the Craigmillar Urban Design Framework and the Edinburgh Design Guidance.

Scale (including density)

A density of approximately 80 units per hectare will be achieved on the Greendykes North masterplan area (application number 05/01358/OUT) and the proposal complies with this density on this current application site. This is an appropriate density for this type of development in this location and the density will contribute to the viability and vitality of local community facilities. The proposed density will help create a sustainable place within this part of Greendykes and within Craigmillar as a whole.

The four storey corner blocks will define the development and are compatible in scale with the existing adjacent blocks. This will create a strong edge to the site and along the streets. The layout is compatible with the layout of neighbouring existing housing developments in this part of Greendykes.

Design

The simple urban block design gives a strong structure and will sit comfortably in the streetscene together with the design of adjacent developments.

The flat roofs are also compatible with the roofscapes of the modern developments nearby. A uniform window pattern will enhance the simplistic design and contribute to providing an almost traditional tenement building.

Materials are acceptable and will sit comfortably within the immediate surrounding area where there is a variety of materials, including much brick.

Landscaping will be provided along the front of the flatted blocks and throughout the development. It is appropriate in design, structure and species selection and is acceptable. Additional communal or open space will be provided internally to the block and this space may provide an allotment area in the future. The communal open space will encourage community interaction and help with the development's role in creating a place.

There are no road authority issues and it is recommended that informatives are used regarding public access, Quality Audit street names, on-street parking spaces, gates and hard-standings.

The Edinburgh Access Panel has objected to the application on the basis that some elements of accessibility have been overlooked. Disabled Persons parking spaces will be provided and revised drawings have now shown one next to a house suitable for wheelchair users and one on-street near the flat suitable for wheelchair users. Covered shelters between dwellings and parking would not be appropriate on adoptable roads. 21st Century Homes may wish to consider shelters in the future, if needed, with small areas for parking wheelchairs or mobility scooters.

The natural lie of the land, mostly flat with some sloping, will be retained in the proposal. The Quality Audit and the Road Construction Consent (RCC) will take account of any differences in levels and make any necessary amendments or improvements.

c) Amenity

Existing Amenity

The proposal complies with the Edinburgh Design Guidance in terms of the impact on overshadowing and loss of daylighting. It also accords with the guidance relating to overlooking and privacy.

There are no adverse impacts on existing neighbouring amenity.

Future Amenity

Approximately 23% of green space will be provided and this complies with the LDP policy Hou 3 - Green Space in Housing Development. A secured communal area within the block layout will enable residents to have access to an area of usable open space. In addition the development will be adjacent to a proposed public park to be created as part of the Greendykes North Masterplan and is near Cairntow's Park, Hunter's Hall Park and the Jack Kane Centre.

The unit sizes comply with the minimum standards in the Edinburgh Design Guidance. They range from 53 square metres to 124 square metres in size.

Future occupiers will be afforded an acceptable amount of amenity.

d) Listed Buildings

The proposal will not introduce development any closer to the Scheduled Monuments Craigmillar Castle or the Niddrie standing stone. Historic Environment Scotland has advised that it has no objection to the application after having considered the impact of the development on Craigmillar Castle and Niddrie standing stone.

Therefore, 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.

e) 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 the sustainability of the development and these will be detailed in the building warrant application. A combined heat and power facility will also be installed.

The proposal meets the essential criteria.

f) Other Material Considerations

Police Scotland

Police Scotland has provided advice relating to Secured By Design. Revised drawings have taken account of the suggestions and this will help community safety.

Overlooking of the public streets and communal open spaces will provide a feeling of security. The communal space to the rear will be secured with only residents being able to access it.

Archaeology

The Council's Archaeologist has advised that the application site area was fully investigated in 2013 in relation to the original masterplan application (application number 05/01358/OUT) with evidence of late-18th/19th century mining being uncovered. Based on this earlier work it has been concluded that there are no known archaeological implications regarding this application.

Education

The impact on education infrastructure was considered in the outline planning application and no developer contribution is required as part of this current AMC application.

Drainage

The drainage strategy for the Greendykes North Site (application 05/01358/OUT) was approved under two separate but related applications (application numbers 16/00973/FUL and 16/00110/AMC). The Flood Authority has advised that the detailed drainage information submitted for the AMC application is acceptable and recommends a condition to ensure it ties in with the wider Greendykes North development drainage strategy.

SEPA has no objection to the application and has supplied advice for planning authority and the applicant.

The Coal Authority

The Coal Authority has advised that the application site is located within the defined Development Low Risk Area. Therefore, The Coal Authority's Standing Advice is recommended to be an informative.

Affordable Housing

The amount of Affordable Housing to be provided for the larger outline planning permission site (application number 05/01358/OUT) has been secured through a legal agreement. The current site will provide some of the affordable housing units required as part of the Greendykes North masterplan area.

The applicant has asked that affordable provision for both Greendykes North (449 homes, application number 05/01358/OUT) and Greendykes South (172 homes, application number 16/03848/PPP) be considered; the Council's housing service has advised that it is amenable to this approach for these adjacent and closely connected areas.

The Council's housing service has advised that there are 130 affordable homes provided in Greendykes North at sites B and C (a mix of social and midmarket rent). A further 75 affordable homes are being taken forward by the Council's 21st Century Homes team at Greendykes G (i.e. this current application). This will provide a total affordable provision of 205 homes in Greendykes North (41% of the total homes) which is 80 additional affordable homes above the 125 affordable homes required.

The affordable provision for Greendykes South being provided through this application is supported by the housing service which has advised that this enables the affordable provision to be accelerated and delivered by the Council. Across both Greendykes North and Greendykes South 205 affordable homes (31% affordable housing) would be provided.

Environmental Health and Scientific Services (Environmental Protection)

Environmental Protection has no objections and a condition is recommended relating to the Site Investigation.

g) Equalities and Human Rights

The layout and design of the street will enable those with mobility impairments to access the site once developed and the Roads Construction Consent (RCC) stage will ensure that detailed technical matters, such as crossings and levels, meet the requirements of the appropriate legislation. Two units will be suitable for wheelchair users. All the units will have level access at ground level.

The dwelling units will meet the current Building Standards in relation to accessibility and will achieve Housing for Varying Needs Standards requirements. The social housing and mid-market rents will help to ensure that those who cannot access a mortgage are able to secure a home.

The Quality Audit and 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 and kerbs.

There are no expected human rights issues.

h) Public comments

The Edinburgh Access Panel is the only representation received. It objected to the application on the following grounds:

Material Comments

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

Non-material comments

- Site selection.
Comment: The applicant selected the site.
- Lifts - no lifts have been provided in the communal stairs.
- Circulation space - halls and shower rooms - space to manoeuvre e.g. wheelchairs.
- Colour palettes - inside the units.
- 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.

Note: The Access Panel and 21st Century Homes are in discussion to try to resolve these matters.

Community Council

Craigmillar Community Council was consulted and did not comment.

Conclusion

The proposal accords with the outline planning permission and the masterplan. It is of an appropriate layout, scale and design and meets sustainability criteria. There will be no adverse impact on the setting of the listed buildings or on existing amenity and there are no expected equalities or human rights issues. Future occupants will have an acceptable level of amenity.

This application requires to be considered by Committee as the Council has an interest in the application.

It is recommended that this application be Approved 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. All the drainage infrastructure including regional SUDS detention basin and overland flow pathways for the wider Greendykes North development must be fully constructed prior to occupation of the properties within the application site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
4. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
2. For the safety of occupants.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority 0345 762 6848. It should be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/organisations/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

3. 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.
4. The planning conditions on application 05/01358/OUT apply unless discharged.
5. 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.
6. A legal agreement has been secured for the outline planning permission (application number 05/01358/OUT).

Financial impact

4.1 The financial impact has been assessed as follows:

The legal agreement for 05/01358/OUT is applicable.

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 considered 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.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 14 October 2016 and no letters of representation were received.

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 designated as a housing site (HSG 17) in the Local Development Plan and was previously designated as a housing site (HSG 6) in now superceded the Edinburgh City Local Plan. It is also shown as a proposed for housing in the Revised Craigmillar Urban Design Framework 2013.

Date registered

6 September 2016

Drawing numbers/Scheme

01, 02A, 03 - 08, 09A - 14A, 15 - 24.,

Scheme 2

John Bury

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PLACE
City of Edinburgh Council

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Links - Policies

Relevant Policies:

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

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.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

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

LDP 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.

LDP Policy Env 20 (Open Space in New Development) sets out requirements for the provision of open space in new development.

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

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.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 6 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

LDP Policy Tra 1 (Location of Major Travel Generating Development) supports major development in the City Centre and sets criteria for assessing major travel generating development elsewhere.

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.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

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

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 'The Edinburgh Standards for Streets' sets out principles and guidance whose aim is to achieve a coherent and enhanced public realm.

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

Appendix 1

Application for Approval of Matters Specified in Conditions 16/04427/AMC

At Land At Greendykes North Site, Greendykes Road, Edinburgh

The proposal of 75 dwellings in Greendykes Area G as identified in masterplan approval reference 05/01358/OUT.

We wish to discharge Condition 2 of the PPP reference 05/01358/OUT. As amended

Consultations

The Coal Authority 28 September 2016

The Coal Authority Response: Material Consideration

I can confirm that the above planning application has been sent to us incorrectly for consultation.

The application site does not fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

The Coal Authority Recommendation to the LPA

In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Historic Environment Scotland 27 September 2016

We have considered it for our historic environment interests. That is world heritage sites, scheduled monuments and their setting, category A-listed buildings and their setting, gardens and designed landscapes (GDLs) and battlefields in their respective Inventories.

Our Advice

We have no comments to make on the proposals.

Our decision not to provide comments and not to object should not be taken as our support for the proposals. You are the primary decision maker and assess proposals against local and national historic environment policy and guidance.

These comments apply to the application currently proposed, an amended scheme may require another consultation with us.

Further Information

We have a national remit for the historic environment, and we do not provide comments on every application.

Guidance about national policy can be found in our "Managing Change in the Historic Environment" series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/managing-change-in-the-historic-environment-guidance-notes. Technical advice is available on our Technical Conversation website at <http://conservation.historic-scotland.gov.uk/>.

SEPA 26 October 2016

Thank you for your consultation email which SEPA received on 14 September 2016 in connection with the discharge of planning conditions.

We understand that an agreed drainage strategy exists for the masterplan and that all the sites have to be individually compatible with the strategy. In particular, the drainage strategy ensures that the development considers issues related not only to water quality, but also flood risk.

Advice for the planning authority

We have reviewed the submitted information and are satisfied that the issues in relation to our interests have been adequately addressed and that condition 2 may be discharged. Please note the advice below.

For the avoidance of doubt, this letter relates solely to planning conditions. The applicant should liaise with SEPA's local regulatory team on regulatory licence conditions.

1. Flood risk

1.1 We were consulted on this site previously (ref. 16/03453/FUL) and advised that we had no objections as the site levels are above 48.5mAOD and as such we are satisfied that it lies outwith the 1 in 200-year flood extent for the Niddrie Burn. The Niddrie Burn culvert and proposed realignment also does not impact on Plot G.

1.2 Given the above, we have no objection to the proposed development within Plot G. However, we do support the proposals within the FRA for raising floor levels above the adjacent road levels to reduce the risk of surface water flood risk.

1.3 We note the recent updates in the information provided in the Council's website with regards to the surface water management for the site. We have noted in most of our responses for Greendykes that the existing site drains to Scottish Water sewer whereas new proposals are for drainage to Niddrie Burn culvert and therefore even restricting to Greenfield rates will be an increase in the existing (although would be same as the natural catchment) flows within this watercourse. The rates of runoff and method of attenuation should be agreed with Edinburgh Council.

2. Surface water

2.1 In our previous response of the 2 August 2016 (our ref: PCS/147976) we said that given the context of the larger re-development site, we have no objection on the basis that the applicants confirm that they will provide one level of SUDS for roof run off, and two levels for hardstanding areas.

2.2 We are satisfied with the information provided in the surface water management plan (dated 2/6/2016) and the drawing AL(0) 100 E.

Detailed advice for the applicant

3. Flood risk

3.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>

3.2 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.

3.3 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 in line with the phases of this legislation and can be downloaded from <http://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>

Regulatory advice for the applicant

4. Regulatory requirements

4.1 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 regulatory team in your local SEPA office.

Access Panel 21st November 2016

I write on behalf of Edinburgh Access Panel in connection with the above Planning Application at Greendykes Road, Edinburgh.

The Panel wishes to register its objection to the application on the basis that some key elements of accessibility have been overlooked. These elements are explained below. That said the panel would welcome any opportunity to discuss this development in more detail with the project team as this consultation response cannot possibly cover every design feature currently shown in these design proposals.

However, in addition to our open invitation to meet with the design team, there is a number of guidance documents which can provide designers with information to help make new developments like this more accessible and inclusive. The Design and Access Statement should make further reference to:

- o Parking Standards for Development Management (City of Edinburgh Council 2009)*
- o Housing for Varying Needs (Part B) (Communities Scotland, 1998);*
- o BS 8300 (2009)- Design of buildings and their approaches to meet the needs of disabled people;*
- o The Wheelchair Housing Design Guide, 2006 (Stephen Thorpe);*
- o Housing for People with Sight Loss (2008)*

These guidance documents will comprise design guidance which go beyond the minimum requirements of the Technical Handbooks (Scotland), and it is the Panel's strong desire to see this development reaching higher standards than the minimum statutory requirements.

Design Approach

The Access Panel is disappointed that the planning application lacks detail on access considerations and that a more comprehensive Access Statement should have been submitted.

A detailed Access Statement would explain more fully how the experience and needs of disabled people are considered and how the design would respond to these needs.

We would urge City of Edinburgh Council and its design team to further consider good inclusive and convenient access for people with access requirements including wheelchair users and ambulant disabled people throughout the development, linking entrance to site, all entrances to dwellings and site facilities. There is also a need to resolve differences in level in terms of gradients, widths, crossings, cross falls and surfaces. As currently presented it is not entirely clear to the Access Panel what the topography is due to lack of spot levels on the plans. There is also no indication of where dropped kerbs are on the plans.

The panel also seeks clarification on the extent to which the two wheelchair accessible dwellings meet and compare with Housing for Varying Needs (Part B) and the abovementioned Wheelchair Housing Design Guide.

Car Parking

We note that the provision is 10% of the social housing provision which equals 2 wheelchair accessible dwellings and that 2 accessible car parking spaces have been allocated. However the design does not take account of the need for visitors car parking.

Furthermore we cannot identify where the accessible car parking space is for the Block 1 dwelling.

The strategy should cover the approach to entrances from car parking and pedestrian network, having regard to distance and gradient between parking and dwelling, the need for nominally level parking, and for covered transfer between car and wheelchair where required. Visitor car parking for people with access requirements should be considered as part of this.

Shelter

Mobility scooter storage, charging and covered transfer adjacent to entrance should be considered. Covered transfer space for car or scooter should be provided and should blend with the overall design of the scheme.

The panel notes that significant efforts have gone into provision for cycle shelter in this design but nothing for mobility scooters such as a covered porch at any of the dwellings. It would be good to ensure that any covered space at entrances is a functional porch or canopy rather than a decorative one.

Entry by manual or electric wheelchair into the home may be direct or after transfer from a vehicle. Where the latter is a pavement or class 3 vehicle (scooter) it should be possible to carry out this transfer and store and charge the vehicle within or directly off the covered parking area. Where class 3 vehicle use is probable, external storage with charging facilities should be provided and consideration given to parking and storage.

Routes

Routes within a development should be fully accessible, safe and secure. This implies careful layout and detail to resolve differences in level, crossings, incorporate overlooking, lighting and signing and to eliminate hazards.

Spaces for playing and outdoor resting and utilities

Playspace needs to be inclusive in terms of design materials, groundscape, play equipment/furniture as well as the furniture which looks onto these areas. Seating should include suitable backrests and armrests.

External gates should be accessible at the front and rear of accessible dwellings and it should be possible to independently deposit refuse and recycled materials in containers for collection. In some cases this may be incorporated within the carport area or under an extended entrance canopy as a possible solution.

Lift provision

The panel notes that no lift provision has been provided in the communal stair areas. This is disappointing as people with mobility difficulties cannot easily visit neighbours but also puts others at a disadvantage such as pregnant mothers, parents with pushchairs or people with temporary disabilities.

Archaeologist 15 September 2016

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of 75 dwellings in Greendykes Area G, discharging of condition 2 of the PPP (05/01358/OUT).

Historically the site occurred across the south-eastern limits for Edmonstone Estate and boarding the Niddrie Marischal Estate to the NE, an area identified as being of archaeological interest. Accordingly area G was fully investigated by GUARD in 2013 in relation to the original Masterplan application (05/01358/OUT), with evidence of late-18th/19th century mining being uncovered.

Based upon the results of this earlier work it has been concluded that there are no known archaeological implications regarding to this application.

Police Scotland 28 October 2016

Further to our meeting on 5th October 2016, I would like to take this opportunity to thank you for considering Secured By Design (SBD) for the above development.

Based on our discussions around the proposed plans, in order to achieve Secured By Design status, consideration should be given to the following comments:

o All ground floor, easily accessible windows/doors and flat doors, must meet the PAS 24 standard.

o All communal entry doors should be access controlled, preferably with a magnetic lock and fob/card system so that any lost or stolen cards can be immediately removed from the system.

o I note the preference of your client, 21st Century Homes to utilise an individual 'through the door' letterbox for each flat with a service button at the entrance to each block. While this is not an approved SBD communal mail delivery option, we are prepared to overlook this in this case.

o External lighting is required on each dwelling elevation that contains a doorset. Research has proven that a constant level of light is more effective at controlling the night environment. To this end, a light switched by photoelectric cell should be installed at all entry/exit doors.

o I note from the plan that the gable ends at the entrance to the development between Blocks 3 and 4 are windowless. Blank walls like these tend to attract graffiti, inappropriate loitering and ball games. The provision of at least one window above ground floor level in each of these elevations will provide additional surveillance opportunities over the area making potential offenders feel vulnerable to detection.

o 85% of forced entry to dwelling houses occurs at the rear. With this in mind, access points to the rear of terraced properties must be gated and lockable and placed as near to the front building line as possible. I note from the plan that you have this in hand. Where private gardens are contained within secure common areas behind properties, a 900mm - 1200mm high boundary fence will suffice.

o Thefts of motorcycles is a concern in the City Of Edinburgh. I am grateful that as part of your parking strategy, you have elected to provide dedicated motorcycle-parking bays. Secure anchor points certified to at least Sold Secure Silver Standard should be provided here. Full information regarding Sold Secure products can be found at: www.soldsecure.com.

o o I note from the plan that you intend having a combination of internal cycle stores within flatted blocks and external proprietary cycle stores. Cycle stores should have a single point of entry/exit. Doors should be single leaf, meet the PAS 24 standard or be 44mm solid core with a mortise lock to BS3621. Access into the stores should be controlled by key or proximity fob/card. The entrances to the cycle stores should be adequately lit and consideration given to the use of motion detector activated lights within. External cycle stores should be adequately lit externally and in well-overlooked positions.

o On completion of the development, residents could be required to 'opt in' to receive a key/fob for a cycle store. This practice will enhance the security of the area and reduce the likelihood of it being used for storage or disposal of other property. Keys/proximity fobs for cycle storage areas across the development should not be interchangeable.

o o 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. All street lighting for both adopted highways and footpaths, private estate roads, footpaths and car parks must comply with BS 5489:2013. Lighting should be matched to use and available surveillance.

o Lit bollards should be avoided as a sole source of lighting. While ideal when used to mark routes and footpaths, they rarely provide enough light to allow pedestrians to effectively detect the presence or recognise the behaviour and intentions of other pedestrians. Bollard lighting can also be prone to vandalism.

o Landscaping across the development should be designed and maintained with surveillance in mind. Ideally, planting in the grounds of the development should be kept below a metre in height; any trees should be crowned above 2.2 metres. This will allow for a clear window of vision across the site.

The foregoing recommendations are aimed at reducing the risk of criminal intrusion as far as possible taking into account various factors. With this in mind, however, no measure can ever be guaranteed to deter each and every potential intruder.

Police Scotland do not recommend or endorse specific products or companies. Any product used should, where possible, be endorsed as part of the 'Secured By Design' and 'Sold Secure' criteria.

Based on your adherence to the above recommendations; in spite of the lack of an approved SBD communal mail delivery option, I am content that this development will qualify for the Secured By Design Gold Award. A Secured By Design certificate will be provided for this development upon production of relevant test certification for windows and doors and at the conclusion of a satisfactory site visit on completion of the relevant works.

Roads Authority Issues

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. The applicant will be required to contribute the sum of £2,000 for each of any orders required depending on the layout. These may include:
 - a. a suitable order to redetermine sections of footway and carriageway as necessary;

- b. a suitable order to introduce waiting and loading restrictions as necessary;
- c. a suitable order to stop up sections of footway and carriageway under Section 207 of the Town and Country Planning (Scotland) Act 1997;
- d. a suitable order to designate disabled persons parking places on-street. 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 Planning and Transport if he wishes any bays not included within the adoptable road to be enforced under this legislation. 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 Planning and Transport;

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. A Quality Audit has been submitted. For the avoidance of doubt, the layout is not approved at this stage;

3. 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 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;

4. In accordance with the Council's LTS Travplan3 policy, the applicant should consider provision of a Travel Plan including provision of pedal cycles, public transport travel passes, a Welcome Pack, a high quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;

5. 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;

6. 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.

Note:

The applicant should note that a programme of 20mph speed limits is being progressed across the existing road network and therefore the development should be designed to a 20mph limit. However, the development is not currently part of that programme.

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. The applicant will be required to contribute the sum of £2,000 for each of any orders required depending on the layout. These may include:
 - a. a suitable order to redetermine sections of footway and carriageway as necessary;*
 - b. a suitable order to introduce waiting and loading restrictions as necessary;*
 - c. a suitable order to stop up sections of footway and carriageway under Section 207 of the Town and Country Planning (Scotland) Act 1997;*
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Housing and Regulatory Services (Affordable Housing)

1. Introduction

I refer to the consultation request from the Planning Department about this planning application.

Housing and Regulatory Services have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

- o 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.
- o This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Provision

This application is for a development consisting of 75 homes and as such the AHP will apply. The applicant has stated that 100% of the homes to be provided for this application will be affordable and this is welcomed by the department.

The applicant has asked that affordable provision for both Greendykes North (499 homes, reference 05/01358/OUT) and Greendykes South (172 homes, reference 16/03848/PPP) be considered; the Council's housing service is amenable to this approach for these closely connected areas.

There are 130 affordable homes provided in Greendykes North at sites B and C, (a mix of social and mid market rent). A further 75 affordable homes are being taken forward by the Council's 21st Century Homes team at Greendykes G (this application). This will provide a total affordable provision of 205 homes in Greendykes North, (41% of the total homes), which is 80 additional affordable homes above the 125 affordable homes required.

The affordable provision for Greendykes South being provided through this application at Greendykes G in the North and is supported by the housing service. This enables the affordable provision to be accelerated and delivered by the Council. A well integrated and representative mix of flatted and colony style homes are being provided. Across Greendykes North and South, 205 affordable homes would be provided, which is 31% affordable for the Greendykes North and South areas.

The affordable homes are required to be tenure blind, fully compliant with latest building regulations and further informed by guidance such as Housing for Varying Needs and the relevant Housing Association Design Guides.

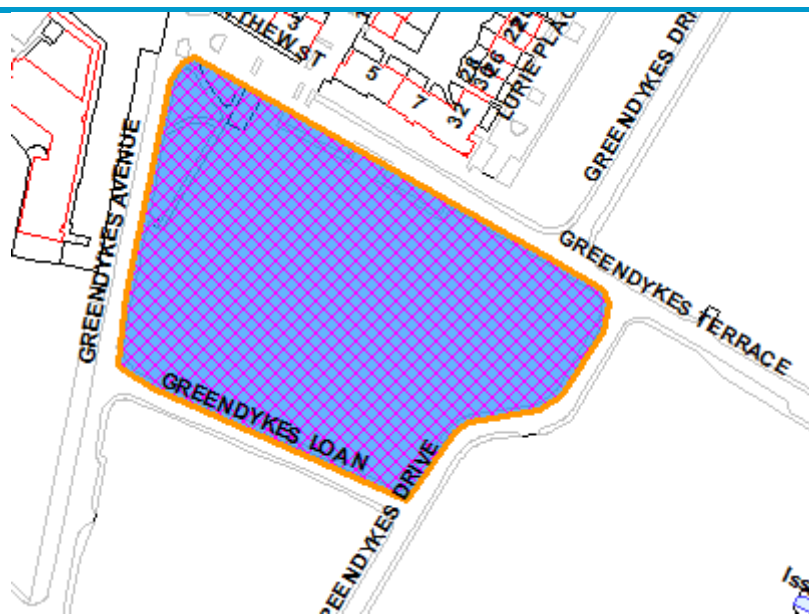
3. Summary

The affordable housing provision for this application will be for 100% on site affordable housing and this is welcome by the department. The affordable homes at this site along with the affordable housing provided at plots B&C means that 205 affordable homes will be provided across the Greendykes North and South Masterplan areas.

- o The affordable housing includes a variety of house types and sizes to reflect the provision of homes across the wider site
- o In the interests of delivering mixed, sustainable communities, the affordable housing policy units will be expected to be identical in appearance to the market housing units, an approach often described as "tenure blind"

We would be happy to assist with any queries on the affordable housing requirement for this application.

Location Plan



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