

# Development Management Sub Committee

Wednesday 7 December 2016

## Application for Approval of Matters Specified in Conditions 16/02697/AMC

**At Redevelopment Site At, Niddrie Mains Road, Edinburgh Craigmillar Town Square extends the public realm in front of the neighbourhood hub, connecting the two spaces through uniform materials and building on the existing design framework. The Town Square provides ample space for flexible use. As amended**

Item number	4.5
Report number	
Wards	A17 - Portobello/Craigmillar

## Summary

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The proposal complies with the planning permission in principle and the Craigmillar Town Centre Masterplan. It is of an appropriate layout, scale and design. There will be no adverse impact on neighbouring amenity and there are no expected equalities or human rights issues. The proposal does not raise any roads authority issues. The proposed town square is an important element in the regeneration of Craigmillar and its town centre.

## Links

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<a href="#">Policies and guidance for this application</a>	LDES01, LDES02, LDES07, LDES08, LEN08, LEN09, NSG, NSGCDF, NSGD02, NSGSTR,
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# Report

## **Application for Approval of Matters Specified in Conditions 16/02697/AMC**

**At Redevelopment Site At, Niddrie Mains Road, Edinburgh Craigmillar Town Square extends the public realm in front of the neighbourhood hub, connecting the two spaces through uniform materials and building on the existing design framework. The Town Square provides ample space for flexible use. As amended**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The 0.14 hectare (1395 square metres) application site is located on the north side of Niddrie Mains Road between the East Neighbourhood Centre and the proposed retail development, where the new Lidl store is currently being built. It will be directly in front of the proposed high school and is opposite a row of shops.

The site is mainly flat and sits below the level of Niddrie Mains Road. A footpath currently runs parallel to Niddrie Mains Road at the southern boundary of the site and temporary landscaping in the form of grass and tree planting has been installed.

The application site sits within a larger area undergoing regeneration and forms part of the improvements in Craigmillar town centre, set out in the Craigmillar Town Centre Masterplan (application number 14/03416/PPP granted 24 September 2015 varied by 14/03416/VARY) and the Craigmillar Urban Design Framework.

The surrounding area contains a mix of land uses including the local Council office, medical centre, shops, banks, library and cafes and takeaways. Residential use is also found within the area.

Niddrie Mains Road is a main thoroughfare linking Craigmillar with Edinburgh city centre, Cameron Toll and Musselburgh and beyond onto the A1 and Queen Margaret University. A frequent bus service operates along the route.

## 2.2 Site History

Relevant site history:

24 September 2015 - Planning permission granted for mixed use development including retail (class 1); financial, professional and other services (class 2); food and drink (class 3); business and employment (class 4); residential institutions (class 8); residential (class 9); assembly and leisure (class 11); sui generis flatted development and other associated works including car parking, public realm, access arrangements and works in general at development site at Niddrie Mains Road (application number 14/03416/PPP); and

4 November 2015 - Permission varied for mixed use development: non-material variation to Conditions 1 and 2 (site investigation and archaeology) at redevelopment site at Niddrie Mains Road (application number 14/03416/VARY).

Other sites relevant history:

7 October 2010 - Permission granted for Council neighbourhood office and public library at Niddrie Mains Road Edinburgh (application number 10/01938/FUL);

26 October 2011- permission varied for planning permission 10/01938/FUL: change from external rendered finish to pre-cast concrete cladding, changes to design of brises soleil and amendment to rooflight detail (application number 10/01938/VARY);

31 December 2015 - Consent granted for advertisement consent for fascia, hoarding, flag, low level directional signs at redevelopment site at Niddrie Mains Road (application number 15/04444/ADV);

31 December 2015 - Permission approved for proposed class 1 retail unit, car parking, service road, temporary turning hammerhead and landscaping (Retail Unit 4 - 14/03416/PPP) at redevelopment site at Niddrie Mains Road Edinburgh (application number 15/04443/AMC);

16 May 2016 - Permission approved to erect 121 new residential units, 65 - 2/3 bedroom terraced units at 2 storeys, 56 - 1/2 bedroom flats at 4 storeys, new public park, road layout and other associated landscaping works at site 131 metres northwest of 227 Niddrie Mains Road Edinburgh (application number 15/05352/AMC); and

28 June 2016 - Permission approved for mixed use development including retail (class 1), financial, professional and other services (class 2), food and drink (class 3), business and employment (class 4), assembly and leisure (class 11) and associated works: car parking, public realm, access, external works at Niddrie Mains Road Edinburgh EH16 4DT (application number 15/05564/AMC).

## **Main report**

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### **3.1 Description Of The Proposal**

The application seeks approval for matters specified in condition 3 (a) and (i) of planning permission 14/03416/PPP dated 24 September 2015 as varied by 14/03416/VARY dated 4 November 2015 relating to detailed design, layout and landscaping. The reserved matters for the design and layout include the design and external appearance of open space and urban realm, road layouts such as any amendments to adopted footways and cycle parking. In terms of the landscaping the reserved matters include the requirement for a detailed landscaping plan, a schedule of plants/trees, hard landscaping details and a landscape management plan.

The proposal is to create a public town square in Craigmillar in front of the proposed high school and between the East Neighbourhood Centre and library and the adjacent retail development currently under construction.

The proposed town square will consist of hard landscaping with paving and an area of gravel. There will be a line of trees along Niddrie Mains Road, a cluster of trees near Harewood Drive, and other trees and shrub planting. Seating and bicycle parking stands/racks are 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 proposed layout, scale and design are acceptable;
- c) there is any impact on amenity;
- d) there are any other material considerations;
- e) the proposal has any equalities or human rights impacts; and

f) the public comments have been taken into account.

a) Planning permission in principle

The proposal complies with the planning permission in principle 14/03416/PPP (dated 24 September 2015) varied by 14/03416/VARY (dated 4 November 2015). This permission includes a masterplan and the proposed development conforms with the masterplan. Therefore, the proposal is acceptable subject to compliance with the other relevant local plan policies.

b) Layout scale and design

The layout will provide an area of public realm in the form of a town square and retain a functional footpath immediately parallel to Niddrie Mains Road. The proposed town square will enhance the centre, or hub, of Craigmillar to provide a focal point and strengthen the role of the town centre. Together with the existing and proposed uses the square will be set in the heart of Craigmillar and in a location where a mix of uses used by the public/public facilities come together.

The new town square will be a high quality public realm area with seating and bicycle parking spaces. It will extend the current public space in front of the East Neighbourhood Centre and will also provide a setting for the proposed new high school. The town square will also link up to the area of public space consented as part of the retail development proposed immediately to the east of the town square (application number 15/05564/AMC). The square will be set in the heart of Craigmillar and in a location where a mix of uses used by the public and public facilities come together.

Improving the public realm in Craigmillar town centre and providing a town square will give the opportunity for people to meet, whether informally or formally, and will increase activity in the town centre. By improving the town centre's environment more people will be attracted to the centre and thus more activities will occur. In turn this will contribute to the vitality and viability of a regenerated Craigmillar town centre. The space is designed to be flexible and the Craigmillar Masterplan (consented under planning permission 14/03416/PPP varied by 14/03416/VARY) suggests that the space could be used for markets and other events.

The proposed town square will create a high quality environment and encourage people to use it. This will in turn contribute to the vibrancy of Craigmillar town centre. The proposal complies with the adopted Edinburgh Local Development Plan (LDP) policy LDES01 relating to co-ordinated development.

There are no roads authority issues subject to an informative relating to public access. It is noted that there are some points to be addressed if the applicant intends to apply for adoption of the town square and these matters will need to be addressed for the Road Construction Consent (RCC) process. The roads authority advised that the tree pits appear to present a safety hazard to pedestrians as they are unprotected with a fall of approximately 300mm. Revised drawings have been submitted addressing this matter.

The hard landscaping is appropriate. It will be robust and compatible with the existing and proposed neighbouring areas of public realm. The use of steps, seating and ramps will enable the change/step down in level from Niddrie Mains Road to be an integral part of the design. Planting will soften the space and continue the row of trees along much of the north side of Niddrie Mains Road. The trees are appropriate species and the crown will be of a suitable height to enable views to be gained through the trees. This will provide a feeling of being safe and encourage use and help promote community safety.

The proposal will provide a high quality public realm area in the heart of a regenerated Craigmillar town centre. It will create a special place and contribute to the wider aspirations of the regeneration of Craigmillar and the masterplan for the town centre. The proposal complies with the adopted Edinburgh Local Development Plan policy Des 8 relating to public realm and landscape.

The layout, scale and design are appropriate. The proposal complies with the design policies of the adopted Edinburgh Local Development Plan.

#### c) Amenity

The town square will be located near existing and proposed facilities and uses such as shops, the library, the Local Neighbourhood Centre and the proposed new high school. The proposal will not impact on existing neighbouring amenity and, therefore, it is not expected to raise any amenity issues.

Police Scotland has provided comments relating to community safety and these are considered in assessment d) below.

#### d) Other material considerations

##### **Archaeology**

The City's Archaeologist has advised that the proposal partly affects Site 1 (four 19th century buildings) identified in the archaeology report submitted as part of the conditions requirements of the planning permission in principal (14/03416/PPP). Therefore, a condition is recommended to ensure the undertaking of the required mitigation identified in the archaeology report.

##### **Police Scotland/Community Safety**

Police Scotland has advised that Secured By Design and Crime Prevention Through Environmental Design can enhance the safety of users, and bring benefits to the development's success and long-term sustainability.

Police Scotland has commented that the positioning of the square will provide natural surveillance from the proposed high school and the local neighbourhood centre during business hours. It advised that outwith business hours the development will rely on passing vehicular and pedestrian traffic for surveillance and that this can be maximised by ensuring any new planting along the south boundary with Niddrie Mains Road is crown lifted to a height of at least 2.3metres. The tree species proposed will have this crown lift height.

Police Scotland also commented that the seating areas should not be covered to reduce loitering and potential for anti-social behaviour. It advised that the bicycle storage area be relocated outside the proposed frontage of the new high school to provide better surveillance. Revised drawings have been submitted showing the relocated bicycle storage areas. Advice was also given on the type of bicycle stands to install and an informative is recommended.

Enhanced lighting and consideration of the use of CCTV were suggested. Any future lighting requirements or CCTV could be installed at a later date if needed.

Police Scotland also suggested the installation of vehicle mitigation measures at the entrances to the pedestrian square, such as the use of planters to deter unauthorised vehicle entry.

The town square aims to enhance the public realm and bring more vibrancy to the town centre as well as providing a focal point. Whilst there are concerns about criminal activity and community safety, the design on the whole takes account of this, for example, the planting is appropriate and the surfaces robust. Putting vehicle deterrents in place may self police the town square but has the potential to distract from the quality of the space. The town square must be a place where people want to go, pass through or use and, therefore, its environment must be attractive. Thus weighing up the reasons for installing vehicle mitigation features, against creating an attractive and usable space, the conclusion is that on balance the use of deterrents is not appropriate at this time. The town square is a key component in the regeneration of the street and area and needs to contribute to creating a place people want to visit or use. It must be an attractive and welcoming public space to be used.

### **Environmental Assessment and Scientific Services (Environmental Protection)**

Environmental Assessment offers no objections to the proposed development. In partnership the Council, Transport for Edinburgh, Edinburgh University and the NHS are currently looking to provide electric bicycles in this part of Edinburgh. This would link-up with projects currently being developed at the Edinburgh Bio Quarter, Little France and the New Park being developed adjacent to these sites. Therefore, an informative is recommended to encourage the applicant to become involved in the project which would assist in improving the choice of travel modes and contribute to sustainable travel.

#### **e) Equalities and human rights**

The design of the town square includes ramps to enable access from the higher level of Niddrie Mains Road to the lower level of the town square. Design details such as technical requirements for mobility will form part of the Road Construction Consent (RCC) stage.

There are no expected human rights issues.

#### f) Public comments

No public comments have been received.

Craigmillar Community Council was consulted and has not provided comments.

#### Conclusion

The proposal complies with the planning permission in principle and the Craigmillar Town Centre Masterplan. It is of an appropriate layout, scale and design. There will be no adverse impact on neighbouring amenity and there are no expected equalities or human rights issues. The proposal does not raise any roads authority issues. The town square is an important element in the regeneration of Craigmillar. There are no material planning considerations that outweigh this conclusion.

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

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

#### **3.4 Conditions/reasons/informatives**

##### **Conditions:-**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

##### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that the approved landscaping works are properly established on site.

##### **Informatives**

It should be noted that:

1. 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 conditions placed on permission 14/03416/PPP and 14/03416/VARY apply unless discharged.
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. The "Edinburgh" standard of cycle rack is required to provide robust, secure and safer cycle parking.
6. The applicant is encouraged to contact Environmental Assessment to get involved with the project to provide electric bicycles in this part of Edinburgh.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **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**

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### **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**

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### **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 17 June 2016 and no letters of representation were received.

## **Background reading/external references**

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- 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 forms part of the regeneration area for the Craigmillar area as set out in the Revised Craigmillar Urban Design Framework. In both the adopted Edinburgh City Local Plan and the Second Proposed Local Development Plan part of the application site is identified as being for housing and being in a local centre. An indicative shopping proposal is shown on the proposals maps. An area for Business and Industry, a Tram Safeguard and a railway safeguard are also identified in the local plan and proposed local development plan.

The application is in the urban area of Edinburgh City Local Plan. The Local Plan shows that the application site is near an Indicative Shopping Proposal S4 - Niddrie Mains Road - redevelopment and enhancement of local centre.

**Date registered**

7 June 2016

**Drawing numbers/Scheme**

01, 02A, 03A, 04, 05 and 06A.,

Scheme 2

**John Bury**

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PLACE  
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## Links - Policies

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### **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 7 (Layout design) sets criteria for assessing layout design.

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

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

### **Relevant Non-Statutory Guidelines**

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

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

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

# Appendix 1

## **Application for Approval of Matters Specified in Conditions 16/02697/AMC**

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Craigmillar Town Square extends the public realm in front of  
the neighbourhood hub, connecting the two spaces through  
uniform materials and building on the existing design  
framework. The Town Square provides ample space for  
flexible use. As amended**

### **Consultations**

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#### **Environmental Assessment**

*Environmental Protection offer no objections, however it is noted that the applicant is proposing to provide four bicycle stands located adjacent to the electric box in a move to soften the vertical impact of the box. The proximity of the electricity box could be utilised. The council, Transport for Edinburgh, Edinburgh University and the NHS is currently looking to provide electric bicycles to this part of Edinburgh. It would link-up with projects currently being developed at the Edinburgh Bio Quarter, Little France and the New Park being developed adjacent to these sites. The challenging topography makes electric cycles an attractive mode of transport.*

#### **Archaeology 21 September 2016**

*Further to your consultation request I would like to make the following comments and recommendations concerning this application to extend public realm in front of the Neighbourhood Hub, connecting the two spaces through uniform materials and building on the existing design framework.*

*The proposal affects in part Site 1 (four 19th century buildings) identified in GUARD Archaeology's WSI 4092 submitted as part of the requirements of condition attached to the original 2014 PPP application (14/02416/PPP). In accordance with the agreed mitigation for ground works affecting this archaeological site (detailed in para 6.12 of the WSI: strip/map/excavate and record) it is recommended that the following condition is attached to this consent to ensure the undertaking of this required mitigation;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

**Police Scotland** - first response 11 July 2016

*I write on behalf of Police Scotland regarding the above planning application. We would welcome the opportunity for one of our Police Architectural Liaison Officers to meet with the architect to discuss Secured by Design principles and crime prevention through environmental design in relation to this development.*

**Police Scotland** - Second response 21. September 2016

*Further to our meeting at your office on 19th July 2016 regarding the above development. It was a pleasure to meet with yourself, Melissa and Jackie and useful to have a look at the plans and discuss Secured By Design.*

*There is no doubt that the creation of Craigmillar Town Square will bring a much needed vibrancy to the area. As well as enhancing the safety of users of the proposed development, Secured By Design and Crime Prevention Through Environmental Design can bring considerable benefits to its success and long-term sustainability. With this in mind, I would comment as follows:*

*The positioning of the Square means there will be excellent Natural surveillance from the proposed High School and The City Of Edinburgh Council East Neighbourhood Centre during business hours. Outwith business hours, the development will rely on passing vehicular and pedestrian traffic for surveillance. This can be maximised by ensuring any new planting along the South boundary with Niddrie Mains Road is crown lifted to a height of at least 2.3 metres. This will allow a clear window of vision across the site at all times.*

*Changes of levels across the site will provide natural seating areas. Covered seating areas should be avoided where possible to discourage loitering and anti social behaviour, particularly during hours of darkness.*

*Given the planned proximity to a number of cycle routes, it can reasonably be expected that the area will be well used by cyclists. Thefts of pedal cycles in the City are a major concern and with this in mind, the bicycle storage area indicated on the plan does not benefit from adequate natural surveillance. Consideration should be given to relocating the bike stands to the West side of the site to benefit from better surveillance.*

*External and preferably roofed bicycle stores with individual stands for securing bikes are best located close to supervised areas covered by lighting and available CCTV.*

*Cycle stands should facilitate the locking of both wheels and the crossbar of any pedal cycle. Minimum requirements for such equipment are:*

*Galvanised steel bar construction (minimum thickness 3mm) filled with concrete.*

*Minimum foundation depth of 300mm with welded anchor bar*

*Further information about secure bicycle storage can be found at the following resource section of the 'Bikeoff' website: [www.bikeoff/design\\_resource](http://www.bikeoff/design_resource)*

*While cyclists and pedestrians will have free and open access to the Square, care should be taken at the design stage to mitigate against the use of the area as an impromptu skateboard/BMX park. This can be achieved by the use of anti skateboard studs and appropriate hard landscaping choices.*

*I understand that lighting will be provided by lighting columns on Niddrie Mains Road, designed to direct light into the square as well as the street. Vandal resistant recessed pavement lights or lit bollards could be used to enhance lighting further in the square and invite use of the space during dark evenings in winter months. 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. Lighting should be matched to use and available surveillance/CCTV.*

*CCTV is not a universal solution to security problems but in this public space setting would have a value in terms of preventing anti social behaviour and vandalism. There will no doubt be incidental coverage from the nearby Neighbourhood Centre building and the proposed school building but this may not provide an appropriate level of public space coverage in the Square.*

*The City Of Edinburgh Council's public space CCTV system and monitoring arrangements are currently under review. It may be that an existing camera covers the proposed development or there may be scope for the installation or repositioning of a camera to provide coverage. I recommend that contact be made with Shirley McLaren, CCTV Manager at the City Of Edinburgh Council's Central Monitoring Facility (CMF) to clarify the position with public space CCTV in the area. Shirley can be contacted at [shirley.mclaren@edinburgh.gov.uk](mailto:shirley.mclaren@edinburgh.gov.uk)*

*Consideration should be given to the installation of hostile vehicle mitigation measures at the entrances to the pedestrian square. While Craigmillar Town Square and adjacent buildings would be at a low risk of a ram raid or vehicle borne attack, bollards or planters providing passive protection to pedestrian areas could be considered to deter unauthorised vehicle entry.*

*The foregoing recommendations are aimed at reducing the risk of criminal activity and anti social behaviour 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 incident.*

*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.*

*Please feel free to contact me should you wish to discuss or clarify any of these recommendations.*

## **Roads Authority Issues**

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

1. 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, cycle parking location, design and specification. For the avoidance of doubt, the layout and materials are not approved at this stage.

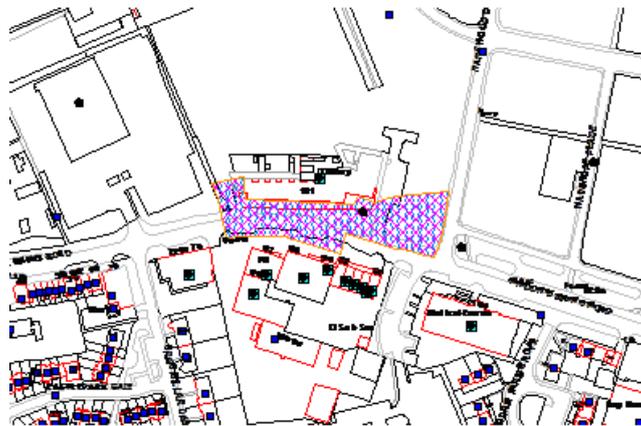
Note:

A number of matters are of particular concern and should be addressed:

- o Tree pits - these appear to present a safety hazard to pedestrians as they are unprotected with a fall of approximately 300mm;
- o Drainage - there appears to be no detail of drainage arrangements or responsibilities for maintenance;
- o Self-bound gravel - this is unlikely to be an acceptable material;
- o Soft landscaping - this is unlikely to form part of the adoptable areas under the road construction consent. Clear responsibility for maintenance will be required;
- o Lighting - this does not appear to form part of the submitted drawings.

## Location Plan

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**END**