

# Development Management Sub Committee

Wednesday 22 February 2017

## **Application for Planning Permission 16/05074/FUL At Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh Erection of 3 dwellinghouses, associated landscaping and infrastructure works.**

<b>Item number</b>	7.4
<b>Report number</b>	
<b>Wards</b>	A05 - Inverleith

### **Summary**

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The proposal is contrary to the Local Development Plan in that the proposed development would have a detrimental impact on the landscape quality and open character of the Green Belt, a Special Landscape Area and an area of Open Space. There are potential benefits in that the proposal will remove existing contamination and could result in public access and woodland management on part of the site. A suitable legal mechanism to secure the proposed benefits has not been agreed. However, even if the open space and public access benefits can be secured in perpetuity, these do not outweigh the identified negative impacts.

There will be no detrimental impact on wildlife and biodiversity and the proposals will not prejudice residential amenity or traffic and road safety. The proposals will provide three additional houses but these are not required to address a deficiency in the effective housing land supply.

On balance, the potential benefits of this proposal and the mitigation measures proposed do not outweigh the negative impacts that the development will have on the Green Belt, Special Landscape Area and area of Open Space.

It is recommended that the application is refused as it is contrary to policies Env 10, Env 11, Env 18 and Des 4 in the Edinburgh Local Development Plan.

## Links

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[Policies and guidance for this application](#)

LDPP, LDES03, LDES04, LDES05, LDES06, LEN10, LEN11, LEN12, LEN15, LEN16, LEN18, LEN21, LEN22, LHOU01, LTRA02, LTRA04, NSG, NSGD02, NSGCGB,

# Report

## **Application for Planning Permission 16/05074/FUL At Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh Erection of 3 dwellinghouses, associated landscaping and infrastructure works.**

### **Recommendations**

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1.1 It is recommended that this application be Refused for the reasons below.

### **Background**

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#### **2.1 Site description**

The application site is the former Ravelston Dykes Quarry situated on the east side of Ravelston Dykes Road, between its junctions with Craigcrook Road and Ravelston Dykes Lane. There is an existing gated access onto Ravelston Dykes Road. The quarry, which has previously been used for landfill, is screened from the road by ancient woodland. Within the quarry there is a small pond and the remainder of the site is covered by shrubs and meadowland. The area is currently fenced off from public access because the soil is contaminated due to its past use as landfill.

The site is surrounded by Ravelston Woods to the south and east, residential properties to the north, and Ravelston Golf Course to the west.

The site lies within the Green Belt as defined by the adopted Edinburgh Local Development Plan. It is also covered by Open Space, Special Landscape Area and Local Nature Conservation Site designations.

#### **2.2 Site History**

10 June 2009 - Planning application refused for the erection of three dwelling houses and associated landscaping and access provision. (application number 08/03202/FUL).

23 December 2009 - Appeal against the above application dismissed (application number P/PPA/230/1100).

19 April 2016 - Planning permission refused for the erection of three dwelling houses, together with associated landscaping and infrastructure works. (as amended) (application number 15/02354/FUL).

## Main report

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### 3.1 Description Of The Proposal

The proposal is to erect three dwellings on the site of this former quarry. The dwellings will be located centrally, in the area of grassy meadow. The perimeter of the site, which is wooded, will be owned communally by the three owners of the dwellings who will be responsible for the maintenance of the woodland. A path will be formed through the woodland that will link up Ravelston Park with Ravelston Woods. It is the intention that the woodland will be open to the public and the path will connect existing path networks.

Access to the residential properties will be through the existing access off Ravelston Dykes Road. This access road will service the new dwellings from the east beneath the rock face of the quarry, to limit the visual impact of the road from Ravelston Dykes Road.

The three dwellings will be detached two storey dwellings with individual gardens. The floor areas of each unit will be as follows:

Plot 1: 520 sqm.

Plot 2: 535 sqm.

Plot 3: 615 sqm.

Each dwelling will have provision for two garage spaces. They will have shallow pitched roofs and will be clad in a combination of natural stone, timber and zinc.

In all, 14 trees will need to be felled, seven at the entrance to the site and seven located more centrally. Five trees are being recommended for removal based on their physical condition and nine trees are to be removed to make way for the development. The existing pond area will be deepened to encourage a more diverse habitat.

Waste storage will be in bins that are to be provided at the entrance from Ravelston Dykes Road.

With the exception of the proposed arrangements for ownership of the woodland and its maintenance, this application is the same as the one refused in April 2016 (application number 15/02354/FUL).

### Supporting Statement

As part of this application the following documents have been submitted which are available to view on Planning and Building Standards Online Services:

- Design and Access Statement;
- Planning Statement;
- Planning re-submission Report;
- Planning re-submission Summary;
- Transport Statement;
- Tree Survey Report;
- Arboricultural Impact Assessment and Woodland Management Proposals;

- Contamination Report;
- Ecology Study July 2015;
- Ecology Addendum October 2016;
- Site Assessment for Great Crested Newt;
- Drainage Strategy;
- Pre-development Flow Path;
- Post-development Flow Path; and
- Flood Risk Assessment.

### **3.2 Determining Issues**

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

Do the proposals comply with the development plan?

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

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

### **3.3 Assessment**

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

- a) the principle of the development is acceptable in this location;
- b) the proposals will contribute to addressing the deficit in the five year land supply;
- c) the development will impact on the character and appearance of the Special Landscape Area;
- d) the proposals are of an appropriate scale, form, and design;
- e) the proposals will result in an unreasonable level of neighbouring residential amenity;
- f) the proposals will result in an adequate level of amenity for the future occupiers of the development;
- g) the proposals will have any traffic or road safety issues;
- h) the proposals will have detrimental impact on trees;
- i) the proposals will have detrimental impact on wildlife and biodiversity;
- j) the proposal meets sustainability criteria;

- k) there are any other environmental impacts;
- l) any impacts of equalities and human rights have been addressed; and
- m) any comments raised have been addressed.

The recommendation is subject to conditions on landscaping, materials, contaminated land and the conclusion of a legal agreement for a contribution towards road work.

a) Principle of the Development

The site is designated 'Green Belt' in the adopted Local Development Plan (LDP). Policy Env 10 applies which presumes against development in the Green Belt other than for uses appropriate to a rural area. The proposed housing development is for private sale and is not for an agricultural, woodland, forestry or horticultural purpose. Therefore the proposal is contrary to policy Env 10: Green Belt and is contrary to the development plan.

In considering whether an exception to policy can be supported, it is necessary to assess the impact of the proposal on the landscape quality and/or rural character of the area. The applicant's Design and Access Statement includes detailed analysis of the visual impact of the development from 17 different viewpoints. In refusing application 15/02354/FUL in April 2016, the Committee took the view that the proposal would cause loss of landscape character and result in the loss of openness and the semi-natural character of the site. The changes proposed in this application do not justify an alternative conclusion.

The site is also designated 'Open Space'. LDP policy Env18 sets out the circumstances in which proposals involving loss of open space will be permitted.

The application site lies within an area of open space but is not currently accessible due to its contaminated nature. The proposal will remediate the contamination, involve development on part of the site and provide the opportunity for public access to the woodland. The proposals have been assessed against each of the criteria specified in LDP policy Env 18.

a) As explained above, the proposals would result in loss of open space which contributes to the undeveloped semi-natural character and amenity of the area. The proposal will have a significant detrimental impact on the quality and character of the local environment and do not comply with criterion a).

b) The site is a small part of a larger area that includes Ravelston Woods and Park as well as Corstorphine Hill and the golf courses to the west of the site. Ravelston Quarry is of limited amenity because it is entirely inaccessible due to the contamination of the land. The proposal therefore complies with criterion b).

c) - d) The site is currently inaccessible to the public and the proposal offers an opportunity to enhance links between existing open space with proposed footpaths. The applicant proposes to allow public access to part of the site supported by a woodland management programme. If these public benefits can be delivered and secured in perpetuity, then the proposal accords with criteria c) and d).

Two alternative mechanisms to deliver these improved connections and maintain public access in perpetuity have been suggested by the applicant. In the previous application (15/02354/FUL), the woodland was be gifted to the Council with a sum of £75,000 for its continued maintenance. Whilst this was acceptable to the Council's Parks and Greenspace Service, concerns were raised by Committee about the potential financial burden on the Council.

In this application, it is proposed that the woodland stays within the ownership of the future occupiers of the dwellings and that the owners are required through their legal title to provide servitude right of access on the footpath and maintain the landscape in perpetuity. This would require a section 75 agreement to be signed by the current landowner and the responsibility transferred to the future owners of the three houses. This arrangement raises concerns in terms of whether it would be fair and reasonable in relation to the scale and form of the proposed development and the complexity of enforcement measures, if the home owners prevented public access or didn't maintain the woodland.

The proposal has the potential to accord with criteria c) and d), if the proposed open space and public access benefits can be secured. This has not been fully resolved and would require further discussion with the applicant, if Committee is minded to grant this application.

e) In refusing application 15/02354/FUL, the Committee did not consider that the benefits to the local community in terms of improved access and woodland management, outweighed the loss of open space. The changes proposed in this application do not justify an alternative conclusion and therefore the proposal does not meet criterion e).

Whilst the proposal may be acceptable in terms of criteria b) - d), it will have a significant impact on the quality or character of the local environment (criterion a) and is therefore contrary to LDP policy Env 18.

In summary, the proposal therefore does not comply with LDP policies Env18 and Env 10. The proposals represent a non-conforming green belt use. There are potential benefits in that the proposal will remove existing contamination and could result in public access and woodland management on part of the site. A suitable legal mechanism to secure the proposed benefits has not been agreed. However, even if the open space and public access benefits can be secured in perpetuity, these do not outweigh the detrimental impacts that the proposal will have on the character of the Green Belt and Open Space.

The proposals do not represent an acceptable development in this location.

#### b) Effective Housing Land Supply

LDP Policy Hou 1 part 2 states that where a deficit in the maintenance of the housing land supply is identified, Green Belt housing proposals may be granted planning permission where identified criteria are met.

The Council's 2016 Housing Land Audit and Delivery Programme demonstrates that there is not currently any deficit in the five year housing land supply. However, the delivery of new homes anticipated over the next five years is still below the five year delivery target (88%).

As there is no deficit in the maintenance of the five year land supply, LDP Policy Hou 1 part 2 does not apply. However, should more weight be given to the deficit in the five year delivery programme when compared to the five year delivery target, the site should be assessed against the criteria specified in the LDP Policy Hou part 2.

As set out in section 3.3.a) the proposal would have a detrimental impact on the character of the local area and would undermine Green Belt objectives. The proposal therefore does not meet the criteria set out in the LDP Policy Hou 1 part 2.

#### c) Impact on Special Landscape Area

The site lies within a designated Special Landscape Area (SLA). LDP Policy Env 11 states that:

*\*planning permission will not be granted for development which would damage or detract from the overall character and appearance of the Special Landscape Area\*.*

The character of the site is of a large meadow surrounded by a woodland edge and the quarry face. The open quality of the site will be altered by the development and will become suburban rather than rural in character. In refusing application 15/02354/FUL, the committee concluded that developing the meadow area would cause loss of landscape character and would result in the loss of openness and the semi-natural character of the site. Even if the surrounding woodland were to be managed, and would screen the development from the surrounding area, the proposals will cause harm to the SLA and will be detrimental to its character. The changes proposed within the current application would not justify an alternative conclusion.

#### d) Scale, Form and Design

The scheme proposes three, two storey, detached dwellings with shallow pitched roofs and using stone, zinc as timber as cladding materials. The houses are large and, as discussed in section 3.3.a), their insertion in to the landscape will not have a positive impact on its setting. The proposals will therefore be contrary to LDP Policy Des 4.

The proposals are not acceptable in terms of scale, form and design.

#### e) Neighbouring Amenity

The proposals comply with the Non-statutory Design Guidance with respect to privacy, overshadowing and daylight as the new dwellings will be located a considerable distance away from the nearest residential dwelling. The new dwellings should facilitate passive surveillance that is an improvement over the current situation.

There will be no detrimental impact on neighbouring amenity.



#### f) Amenity of Future Occupiers

The applicant has submitted diagrams which indicate that the dwellings will receive enough daylight, internally, and that the gardens will receive sufficient sunlight. There is an acceptable amount of private open space.

The dwellings are very large and the future occupiers will have a satisfactory level of amenity.

#### g) Traffic or Road Safety Issues

One access point off Ravelston Dykes Road serves a road leading to garages opening to the rear of the properties and providing accommodation for two cars per property and cycle accommodation.

If consent is granted, an informative is recommended requesting that a travel pack for new occupiers should be provided prior to occupation.

The proposals are acceptable in terms of traffic and road safety.

#### h) Impact on Trees

There are currently 80 trees within the site which forms part of the Edinburgh Ravelston Tree Preservation Order 1963. It is proposed to remove seven trees at the entrance area, and a further seven trees located more centrally. Five of the 14 trees are to be removed for arboricultural reasons, rather than to make way for the development. It is proposed to plant 200 native trees and introduce a woodland management strategy. The proposed scale of new planting is acceptable to mitigate the loss of 14 trees. The woodland is currently underused and would benefit from a management strategy. As indicated in section 3.3a) the details of how to secure this have not been resolved and will require further discussion with the applicant, if Committee is minded to grant permission.

Overall the proposal's impact on trees is acceptable.

#### i) Impact on Wildlife and Biodiversity

The site is located within a Local Nature Conservation Site which covers the wider area of Ravelston Woods and Corstorphine Hill. LDP policy Env 15 applies, which presumes against development within a Local Nature Conservation Site, unless the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site and the adverse consequences of allowing the development have been minimised and mitigated in an acceptable manner. It is considered that the benefits that the development offers in remediating the contaminated land on the site justify the loss of a small area of the Local Nature Conservation Site. As the site is relatively small the overall integrity of the conservation site will be retained. In this respect, the adverse impact of the development is minimised.

LDP policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law. Both an Ecology Survey and an Amphibian Assessment have been submitted. Camera traps have been monitoring activity over the past year and there is no evidence of active badger sets on the site or on adjacent land.

No bats have been found to be roosting on the site. However, as they do use trees for commuting, no felling should be done without checking for bats.

It has been noted that there are orchids on the site. Should permission be granted, these should be moved to another suitable area within the site.

Sufficient evidence has been provided to ensure that measures are in place to limit the impact on wildlife and their habitat and the proposed development within the Local Nature Conservation Site is acceptable.

#### j) Sustainability

The applicant has submitted a sustainability statement in support of the application. Information has not been provided that would demonstrate the use of carbon reduction measures. The process of acquiring a building warrant would require the provision of energy conservation measures but this has not been demonstrated at this stage.

#### k) Environmental Impacts

##### Flooding

Information has been submitted with respect to drainage and flood risk. This can be seen on the Planning and Building Standards Online Services. The information provided indicates that drainage is satisfactory and there is no additional risk of flooding.

##### Contamination

The applicant has submitted a remediation strategy to address the contamination of land due to its former use as a landfill. Environmental Protection does not object to this subject to appropriate conditions.

Overall, the environmental concerns of contaminated soil and flooding will be appropriately addressed.

#### l) Equalities and Human Rights Issues

The application has been assessed in terms of equalities and human rights. No adverse impacts were identified. An Equalities and Rights Impact Assessment Summary is available to view on the Planning and Building Standards Online Services

## m) Public Comments

### **Community Council**

The Craigleith Blackhall Community Council did not request to be a statutory consultee but it objected on the following grounds:

Material objections relate to:

- Deficit in land for housing. This is addressed in section 3.3.b)
- Impact on Special Landscape Area. This is addressed in section 3.3.c)
- Impact on Green Belt. This is addressed in section 3.3.a)
- Impact on Open Space. This is addressed in section 3.3.a)

### **Conclusion**

In conclusion, the proposal is contrary to the Local Development Plan in that the proposed development would have a detrimental impact on the landscape quality and open character of the Green Belt, a Special Landscape Area and an area of Open Space. There are potential benefits in that the proposal will remove existing contamination and could result in public access and woodland management on part of the site. A suitable legal mechanism to secure the proposed benefits has not been agreed. However, even if the open space and public access benefits can be secured in perpetuity, these do not outweigh the identified negative impacts.

There will be no detrimental impact on wildlife and biodiversity and the proposals will not prejudice residential amenity or traffic and road safety. The proposal will provide three additional houses but these are not required to address a deficiency in the effective housing land supply.

On balance, the potential benefits of this proposal and the mitigation measures proposed do not outweigh the negative impacts that the development will have on the Green Belt, Special Landscape Area and area of Open Space.

It is recommended that this application be Refused for the reasons below.

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

#### **Reasons:-**

1. The proposal is contrary to Edinburgh Local Development Plan Policy Env 10 in respect of Development in the Green Belt and Countryside, as the proposed development is not for the purposes of agriculture, woodland or forestry, horticulture or countryside recreation and would detract from the landscape quality and open character of the area.
2. The proposal is contrary to Edinburgh Local Development Plan Policy Env 11 as the proposal will have an adverse impact on the undeveloped and semi-natural quality and character of the Special Landscape Area.

3. The proposal is contrary to Edinburgh Local Development Plan Policy Env 18 in respect of Open Space Protection as any benefits of decontamination, increased access and woodland management are outweighed by the detrimental impact on the quality and character of the local environment.
4. The proposal is contrary to Edinburgh Local Development Plan Policy Des 4 because the development will not have a positive impact on the wider landscape.

## **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:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

The applicant has submitted a sustainability statement in support of the application. Information has not been provided that would demonstrate the use of carbon reduction measures. The process of acquiring a building warrant would require the provision of energy conservation measures but this has not been demonstrated at this stage.

## **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 1 November 2016. There has been one letter of objection from the Community Council.

A full assessment of the representations can be found in the main report in the Assessment section.

## Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The site lies within Green Belt in the Edinburgh Local Development Plan and is within an area of Open Space, a Special Landscape Area and a Local Nature Conservation Site.

### **Date registered**

17 October 2016

### **Drawing numbers/Scheme**

1-37,

Scheme 1

## **David R. Leslie**

Chief Planning Officer  
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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

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

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

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

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

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

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

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

## **Relevant Non-Statutory Guidelines**

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

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

# Appendix 1

## **Application for Planning Permission 16/05074/FUL At Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh Erection of 3 dwellinghouses, associated landscaping and infrastructure works.**

### **Consultations**

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#### **Archaeology**

*Further to your consultation request I would like to make the following comments and recommendations concerning the above planning application for the erection of three dwelling houses together with associated landscaping and infrastructure works.*

*The site occupies an historic 18th/19th century quarry situated to the NW of the late Georgian House of Ravelston. The current Georgian (now occupied by Mary Erskine's School) is the last of a series of estate centres dating back to the medieval period with the site first recorded in the 14th century. The application site lies within the historic former grounds of this estate and as such occurs within an area of archaeological potential.*

*As the development is contained within the footprint of the former quarry no significant buried remains will be affected and as such there are no known archaeological implications upon this application.*

#### **Transport**

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

- 1. The Council requires all streets (referred to as 'roads' in the RCC process and relevant legislation) serving six or more dwellings, to be served by an adoptable street built under RCC. Developers are expected to apply the Edinburgh Street Design Guidance and the Edinburgh Street Framework to all adoptable streets.*
- 2. The proposed development access road will not be adopted for maintenance purposes by the Council. This will require the inclusion in the deeds of a statement that the owners will not be able to put forward the road for adoption. This in no way affects its status as a road, under the meaning of the Roads (Scotland) Act 1984, over which the public have a right of passage. The applicant should be aware that the Council will therefore not be liable for the maintenance of the road, parking areas, street lighting nor any other part of the development but that it must be open for public passage at all times. Therefore no gates or other obstructions will be permitted;*



3. *In accordance with the Council's LTS Travplan3 policy, the applicant should submit a draft Travel Plan prior to first occupation of the premises and a final Travel Plan within 12 months of that date. The scope to be agreed with the Head of Planning and Transport. The Travel Plan should include agreement to provide, 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 and a monitor within the property capable of displaying real time public transport information;*
4. *The applicant should note that new road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity;*
5. *The applicant should ensure that the access road and associated car parking is large enough, and of a shape, to accommodate a turning area suitable for any vehicles which are likely to use it so that vehicles can enter and exit the site in a forward gear. The applicant should provide a swept-path diagram to demonstrate that a vehicle can enter and exit the development in forward gear, in the interests of road safety;*
6. *The developer must submit a maintenance schedule for the SUDS infrastructure for the approval of Head of Planning and Transport.*

## **Flooding**

*No comments*

## **Environmental Services**

*The applicant proposes the erection of 3 dwelling houses at Ravelston Dykes Quarry. This is currently an undeveloped site of mature woodland with some existing dwellings approximately 50m to the north. Ravelston Dykes borders the site to the west.*

*This is a fairly quiet site with the only noise source being road traffic on Ravelston Dykes to the west; this is not considered to be of a level which will have a negative impact on amenity.*

*Previous uses of the site indicate that the land could have become contaminated and should be investigated to ensure that the site is made safe for the intended end use. A condition is recommended in this regard.*

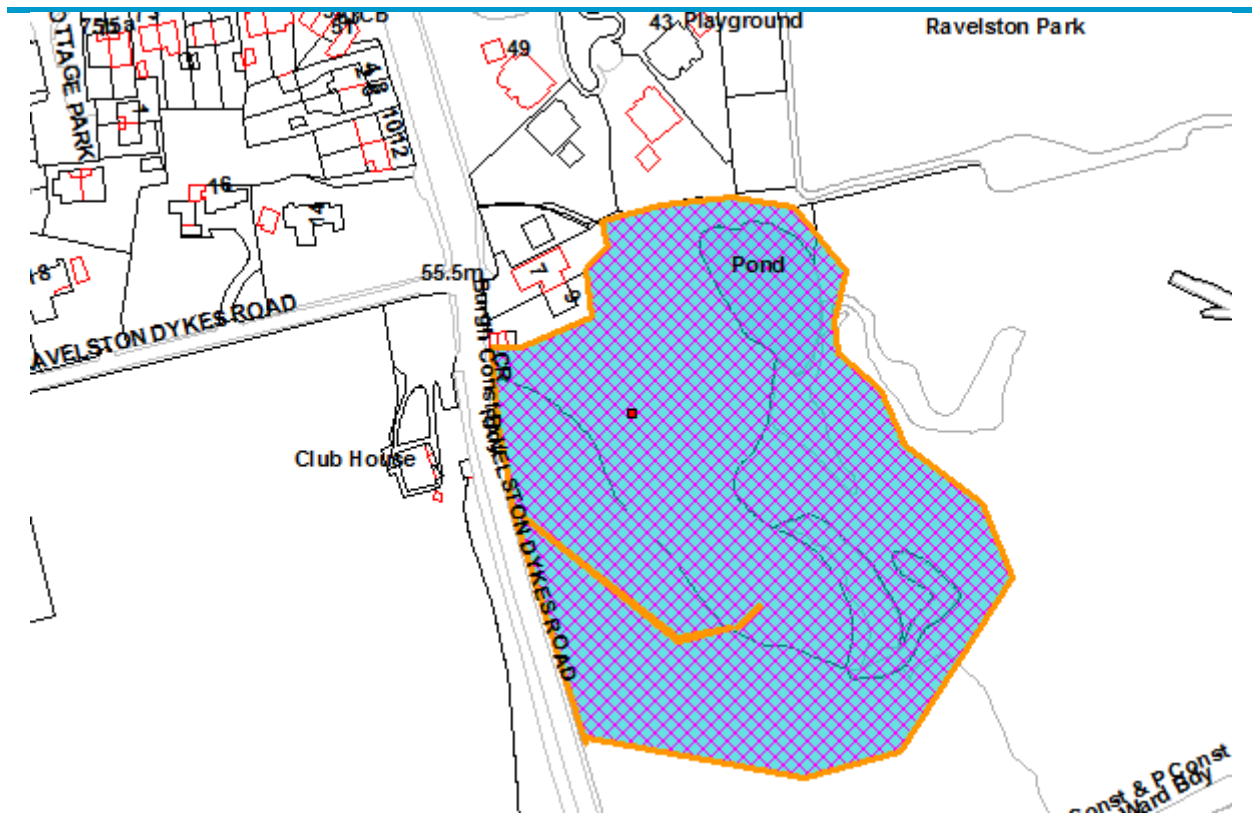
*Environmental Protection has no objections to this proposed development, subject to the following condition:*

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

- (a) *A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
- (b) *Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

## Location Plan



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**END**