

Development Management Sub Committee

Wednesday 22 February 2017

Report for forthcoming application by

Tartan Leisure _ Alex Brewster & Sons for Proposal of Application Notice

16/06366/PAN

At Craigpark Quarry, 1 Craigpark, Ratho

The erection of an outdoor leisure complex including water sport and training facilities with ancillary (Class One) Retail and (Class Three) Food and Drink uses. Tourism accommodation facilities e.g. self-catering lodges and campsite, infrastructure, access (pedestrian and vehicular), landscaping and ancillary works.

Item number	9.1
Report number	
Wards	A02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for infrastructure provision (including operational works), landscaping and access (pedestrian and vehicular) associated with the development of the site for an outdoor leisure complex, including tourism accommodation facilities, ancillary retail, and food and drink uses and associated works at Craigpark Quarry in Ratho.

In accordance with the provisions of the Town and Country planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 16/06366/PAN on 21 December 2016.

Links

Coalition pledges

Council outcomes CO7, CO19, CO23

Single Outcome Agreement SO4

Recommendations

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

Background

2.1 Site description

The site is part of the disused Craigpark Quarry, at the western edge of the village of Ratho. The site does not include land approved for housing under application number 13/02527/FUL.

The site is bound to the north by a strip of trees and shrubbery, next to the Union Canal, which is a scheduled ancient monument and by the Edinburgh International Climbing Arena to the north east. It is bound to the west by agricultural land and to the south by Bonnington Quarry.

A Local Nature Conservation Site runs along the northern edge of the site and to the south east there is an area of Long Established Woodland of Plantation Origin.

2.2 Site History

The site was an active quarry producing hard rock until 1990 when all extraction ceased.

May 2002 - planning application for restoration of redundant quarry and mixed use redevelopment comprising housing, business and commercial uses, with associated engineering works refused (application reference 02/01597/FUL).

14 August 2009 - planning permission was granted for the erection of 117 dwelling houses on the neighbouring site and restoration of the disused quarry to the south west for public amenity purposes (formation of country park) (application reference 05/01229/FUL). An Environmental Impact Assessment was submitted with this application. The proposal included 45 town houses 42 four storey apartments, and 30 detached dwelling houses. The planning permission is subject to a legal agreement, requiring amongst other matters the implementation of a phased restoration programme and landscape management plan. The approved restoration works are currently in progress, with infilling of the quarry site now well underway.

21 November 2014 planning permission was granted for a material variation to planning permission Ref; 05/01229/FUL to provide amended housing layout and substitution of house types and associated works (application reference 13/02527/FUL).

17 June 2016 - A PAN was submitted for the restoration of former Craigpark Quarry for outdoor countryside and water related leisure and recreation, waterside development, visitor accommodation, access infrastructure and ancillary facilities. Ref 16/03170/PAN and was withdrawn on 22 December 2016.

21 December 2016 - A PAN was submitted for Infrastructure provision (including operational works), landscaping and access (pedestrian and vehicular) associated with the development of the site for an outdoor leisure complex, including tourism accommodation facilities, ancillary (class one) retail and (class three) food and drink uses and associated works (for planning permission in principle) (application reference 16/06371/PAN).

Main report

3.1 Description Of The Proposal

The application for full planning permission will be submitted for an outdoor leisure complex including water sport and training facilities with ancillary Retail and Food and Drink uses. Tourism accommodation facilities such as self-catering lodges and campsite and associated infrastructure and access are proposed.

3.2 Key Issues

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

a) the development would be acceptable in principle having regard to the development plan;

The site is located within the Countryside Policy Area as defined in the Edinburgh Local Development Plan. Policy Env10 allows for recreation development where a countryside location is essential and development is in scale and quality of design appropriate to the use and the rural character of the area.

The site is bound to the east by a Special Landscape Area and therefore policy Env11 is relevant. The canal to the north is a Scheduled Ancient Monument where policy Env8 applies and is designated as a Local Nature Conservation site where policy Env5 applies.

b) the design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The application will be for planning permission in principle. A design and access statement will be required to accompany the application.

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

The proposal should have regards to relevant transport policies in the Edinburgh Local Development Plan. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

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

The applicant will be required to comply with the Reservoir (Scotland) Act 2011. The applicant will also be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. An EIA screening will be required. In order to support the application, the following documents should be submitted:

- Pre-application consultation report;
- Planning statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Tree Survey and Constraints Plan to BS 5837:2012, and
- Phase 1 Habitat and Protected Species Survey.

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 16/06366/PAN) has been advertised in the Edinburgh Evening News. The applicant has notified the Community Council at a meeting and local councillors via briefings. A dedicated website has been created for the wave garden and a mail drop has been circulated around Ratho residents.

The applicants will hold a consultation meeting at EICA on 22 February 2017 and at Ratho Community Community Centre on 28 February 2017.

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

Background reading/external references

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

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

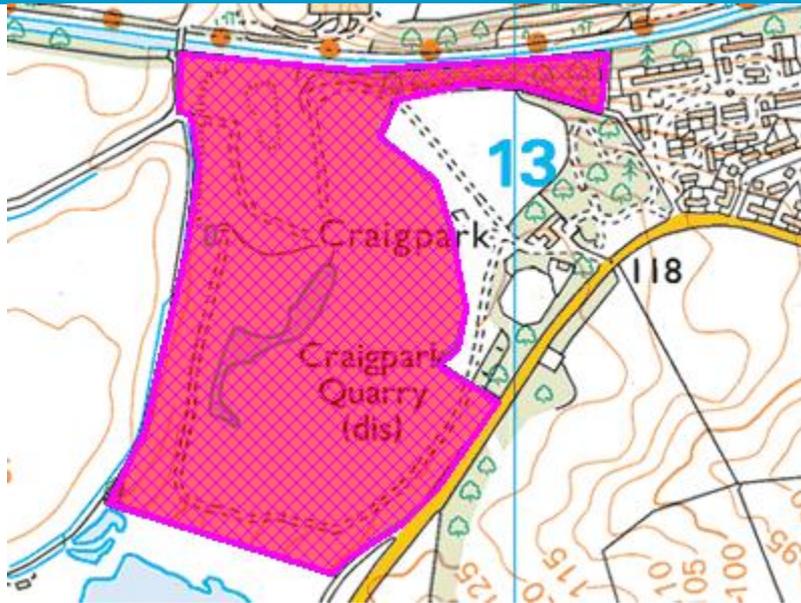
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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

Single Outcome Agreement

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

Location Plan



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