

# Development Management Sub Committee

Wednesday 19 April 2017

## **Application for Planning Permission 16/05403/FUL**

**At 34 Belgrave Road, Edinburgh,**

**Demolish the existing public buildings on site and regard the solum areas of these along with the immediate surrounding land. Protect the existing trees on the land from building operations. Build four town houses in two similar blocks to a height and general form as to match the development pattern of the area. Form private gardens at the rear of the blocks and a communal garden at the front of the blocks with seven parking spaces. Renew the outer boundary wall in stone (as amended).**

**Item number** 8.1

**Report number**

**Wards** A06 - Corstorphine/Murrayfield

## **Summary**

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The application site is situated within an established residential neighbourhood within the designated Urban Area. The proposal would be appropriately designed and in keeping with the character of the area. Appropriate levels of amenity would be provided for occupants of the development and neighbouring properties. There would be no unacceptable impact on protected trees. An appropriate level of car parking provision would be provided. The proposal accords with the development plan and non-statutory guidance. There are no material considerations which outweigh this conclusion.

## **Outcome of previous Committee**

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This application was previously considered by Committee on 22.02.2017.

Site visit - This application was continued by the Committee for a site visit. The application is returning to Committee for a decision.

## **Links**

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### **[Policies and guidance for this application](#)**

LDEL01, LDES01, LDES03, LDES04, LDES07, LEN12, LEN16, LHOU01, LTRA02, LTRA02, NSG, NSGD02, NSP,

# Report

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## Recommendations

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

## Background

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### 2.1 Site description

The site is located on a corner plot between Belgrave Road and Belgrave Gardens. The site is approximately 0.13 hectares in size. The site is occupied by two former Church of Scotland buildings, formerly used as a church and church hall, and a detached garage. With the exception of the modern flat roof garage, the two buildings are single storey and of a traditional 'Arts and Crafts' design with a render, timber and tile finish. The buildings are not listed. The buildings are set back from Belgrave Road and behind the established building line. The site gradually slopes upwards from Belgrave Road to the north of the site by approximately three metres.

A band of mature trees line the southern and western edges of the site, which are protected by a group Tree Preservation Order (no. 175, made on 20 January 2015). The site is bound by a mixture of low block walls and hedging to the south and west, a stone wall to the east and hedge to the north. There is a vehicular access from Belgrave Road in the south east corner of the site and pedestrian access in the south west.

The surrounding area is predominantly residential, largely comprising of two storey traditional semi-detached stone houses. There is a modern three storey care home located approximately 70 metres to the west of the site on the south side of Belgrave Road.

The site is not situated within a conservation area or world heritage site.

## 2.2 Site History

04 December 2015 - Planning permission refused for the erection of Care Home with parking and ancillary services such as cafe, cinema, library, salon and exercise room (application number 15/03018/FUL).

20 September 2016 - Planning permission withdrawn to demolish Belgrave Halls and the double garage currently on the site. Erect four town houses in two semi-detached blocks to match the development pattern of the road and set back to accommodate the preservation and enhancement of the existing tree screen and surrounding hedge. Form three parking spaces at the front (application number 16/02819/FUL).

## Main report

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### 3.1 Description Of The Proposal

It is proposed to demolish the existing buildings and erect four townhouses in two near identical blocks.

The two blocks would be situated in the centre of the site, parallel to and 13 metres north of Belgrave Road. Each block would have a development footprint of approximately 170 sqm and would have a total height of 8.8 metres. Accommodation would be provided over three levels for each townhouse, providing four bedrooms over approximately 250 sqm.

The site would be levelled beyond the tree line at two metres above the street level of Belgrave Road. The northern two metres of the site would be stepped up a further two metres.

The two rectangular plan blocks would be two storeys in height with additional accommodation in a mansard roof. Each townhouse would incorporate a two storey high fully glazed protruding window on the principle elevation, which would be divided by a stone separating wall. Side elevations would incorporate large stair windows through the height of the elevation. The west elevation of the western block would include an additional single storey fully glazed protruding window at ground floor level.

The building would be finished in ashlar natural stone with rusticated bands. The roof would be dark grey zinc metal sheeting with standing seams. Windows/doors would comprise of dark composite/metal frames, with exposed galvanised steel. The mansard roof would include recessed dormer windows in the principle and rear elevation.

Seven on-site parking spaces would be provided in the south of the site. The spaces would be constructed from a proprietary tree root protection membrane and gravel surface. The existing vehicular access would be retained and surfaced with pours blocks. The existing point of pedestrian access in the south west would be retained.

An 8.5 metre long private garden would be provided to the rear of each property.

The east and north boundaries would be retained as existing. The south boundary would be replaced with a one metre high random rubble stone wall. The west boundary would be replaced with a random rubble stone wall which would rise from one metre in the south to 1.8 metre in the north.

### Scheme One

Revised drawings were submitted which addressed a number of technical issues and included the following amendments:

- The building line of the development was moved one metre south;
- Parking increased from five to seven spaces;
- The location of protective fencing for trees was provided;
- The stone boundary wall was reduced in height; and
- Further clarification of surface finishes was provided.

### Supporting Statement

The following documents have been submitted in support of this application and are available to view on the Planning and Building Standards Online Services:

- Design Statement;
- Tree Survey and Arboriculture Implication Assessment; and
- Stage 1 Bat Survey.

## **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 is acceptable in principle;
- b) the proposal is of an appropriate design and in keeping with the character of the area;

- c) the proposal will result in an unreasonable loss of amenity;
- d) the proposal will adversely impact transport considerations;
- e) the proposal will adversely impact protected trees and species;
- f) the proposal will adversely impact known or unknown archaeology;
- g) the proposal will adversely impact on existing infrastructure;
- h) any impacts on equalities or human rights are acceptable; and
- i) any public comments raised have been addressed.

### **a) Principle**

The application site is situated within an established residential neighbourhood in the designated Urban Area of the Edinburgh Local Development Plan (LDP). Policy Hou 1 Housing Development supports housing development on other suitable sites in the urban area, provided the appropriate infrastructure is provided and proposals are compatible with the other policies of the plan.

The former church buildings on site are not subject to any statutory protection and could therefore be demolished without planning permission. Their removal is therefore acceptable.

The principle of the development is acceptable in accordance with LDP Policy Hou 1, subject to the provision of appropriate infrastructure and provided the proposals are compatible with the other policies of the plan.

### **b) Design**

The surrounding area is primarily made up of relatively low density two storey detached dwellings. The area from number 1 to 29 Belgrave Road has an approximate density of 17.2 dwellings per hectare. This section of the street contains the most uniform density and layout within the wider area. The development would have a density of 20.5 dwellings per hectare. There is a strong urban design rationale for the increase in density. The increase would be marginal and would be in keeping with the area as a whole.

The surrounding area has a uniform building line, which is set back approximately nine metres from the street. The principle elevation would be set 13 metres back from the street. Existing buildings on-site do not conform to this building line. Unlike other plots, the site is a corner plot with dual elevations, which has the ability to be more flexible with the positioning of buildings. Development on the site is also constrained by the root protection area of the protected tree belt along the south and west. The positioning of the building on the site is in keeping with the context of the site and would not significantly impact the established character of the area.

The height of the development would not exceed that of the neighbouring dwelling to the east and would only be marginally higher than that to the west. As per existing dwellings, the development would sit approximately two metres above the road level. The site would sit three metres lower than the property to the immediate north of the site. The form of the development would reflect existing development in relation to wall to roof proportions.

The proposed design is evidently modern in its interpretation of the established architectural qualities of the area. The townhouses would incorporate substantial glazed projections to reflect bay windows, which are a common feature of the area. The majority of surrounding properties have steep hipped roofs, with enclosed flat roof area. While there are no examples of mansard roofs within the vicinity, the design would reflect scale and proportions of existing development. The roof would be read in conjunction with the modern nature of the development. Proposed materials would reflect the modern design, while utilising natural stone to reflect existing development.

Individual private gardens would be provided to the rear of each townhouse. While the size of the gardens would be smaller than surrounding development, it is proportionate to the density of the proposal and context of the site. Existing landscape features, including mature trees, would be integrated into the proposal. The existing block wall would be replaced with an appropriately designed stone rubble wall.

The proposal would be in keeping with the character of the area and appropriately designed. The proposal accords with LDP Policies Des 1, Des 3, Des 4, and Des 5, and the Edinburgh Design Guidance.

### **c) Amenity**

The proposed floor space of each townhouse would exceed the minimum standards set out in the Edinburgh Design Guidance. Adequate levels of daylight would be provided within the property, given the positioning of the building, windows and internal layout. Given the proposed ground levels and boundary treatments, the development would benefit from adequate levels of privacy. Individual private garden ground would be provided to the rear of the property, which would be 8.5 metres deep. Although this falls short of the recommended nine metres, provision is sufficient given the extent of communal areas to the front and west of the property.

There would be no significant loss of daylight or sunlight to properties to the north of the site due to the site levels. The development would result in some overshadowing and loss of daylight to the immediate rear garden ground and gable area of 32 Belgrave Road to the east. Any impact would however be minimal given the extent of the garden which would remain unaffected and that the area principally affected would be the gable and side of the plot, which does not afford protection given its own proximity to the boundary. There would be no impact on daylight or sunlight to any other properties. The impact of daylight and sunlight has been assessed in accordance with the methodology set out in the Edinburgh Design Guidance.

The full height stair window in the east elevation would be opaque and controlled via planning condition to ensure there is no overlooking of the adjacent property. Given the orientation and proposed site levels of the development, there would be no impact on the outlook of any neighbouring properties. There would be no significant overlooking of garden ground to the north, given the separation distance and proposed ground levels. There would be no impact on the privacy of properties to the north and east, given that privacy of the gables of existing houses is not protected, where they do not in themselves accord with separation distances.

The proposal would provide adequate levels of amenity for occupants of the proposed development and would not have a significant impact on the amenity of existing neighbouring properties. The proposal accords with LDP Policy Des 5 and the Edinburgh Design Guidance.

#### **d) Transport**

Existing access arrangements to the site would be utilised, which raises no road safety concerns. Given the scale of the development, there would not be a significant increase in traffic volume or impact on air quality. The height of the proposed stone boundary around the south and south west of the site has been reduced to one metre to retain vehicle sightlines.

The development provides seven car parking spaces, including one visitor space, in accordance with the Parking Standards for Development Management. The site is within walking distance of a number of amenities and well serviced by public transport. Adequate opportunities for cycle storage on-site would be provided. As such, the proposal would not significantly increase on-street parking pressures. Although surface parking to the front of the plot is normally undesirable, there are limited alternative solutions in this instance. The spaces would however be suitably integrated into the layout of the development and screened by existing trees.

There would be no impact on road safety and adequate on-site parking provision would be provided. The proposal accords with LDP Policies Tra 2 and Tra 3, and the Parking Standards.

#### **e) Trees/Species**

The mature trees along the south and east of the site are subject to a group Tree Preservation Order. Two trees in the south west of the site would be felled as part of the proposal, including a mature sycamore in a poor condition and a category B mature copper beech. The removal of the sycamore would not have a significant impact on the group, given its condition and limited existing contribution. While the removal of the copper beech would result in an overall reduction in the canopy of the group, it would not significantly impact the defined boundary of the site. The removal of the copper beech is appropriate in order to enable the development.



Protective fencing would be erected around the tree protection area during construction works, which would be enforced via planning condition. The tree protection area has been established taking into account the location of existing development and site levels. Parking spaces would intrude into the tree protection area, but would be designed with a proprietary tree root protection membrane system. Further details of the parking spaces, including a construction methodology, would be required via condition.

The application has been supported by a Stage One Bat Survey which did not identify any evidence of the European Protected Species on site.

The proposal accords with LDP Policies Env 12 and Env 16.

#### **f) Archaeology**

The proposal would result in the demolition of two early 20th century church buildings, of an 'Arts and Crafts' design, which are of local archaeological and historic interest. As such, the Council's Archaeological Officer has recommended that a condition is attached requiring a survey recording the building, including historic building recording, reporting and analysis, prior to demolition. As the buildings are not subject to any statutory protection and can be demolished without planning permission, it would not be reasonable to attach this condition.

#### **g) Infrastructure**

LDP Policy Del 1 requires proposals to contribute to appropriate infrastructure to mitigate any negative additional impact of the development. A contribution towards education infrastructure is required for this development in accordance with the Consultation Draft Supplementary Guidance "Developer Contributions and Infrastructure Delivery".

The site is situated within Sub-area W-1 of the West Edinburgh Education Contribution Zone. The development is expected to generate at least primary school pupil but is not expected to generate at least one additional secondary school pupil. The total infrastructure contribution required by legal agreement would be £25,472 (subject to indexation from Quarter 1 2015 to the date of payment) and total land contribution required would be £3,716.

As the proposal is for four residential units, there would not be a significant impact on existing health care provision in the area.

Subject to the provision of the above infrastructure contributions, the proposal accords with LDP Policy Del 1 and Hou 10, and the Consultation Draft Supplementary Guidance "Developer Contributions and Infrastructure Delivery".

#### **h) Equalities and human rights**

The application has been assessed and has no impact in terms of equalities or human rights.

## **i) Public comments**

Thirty four letters of objection were received on the following grounds:

### Material

- A number of objections generally welcome residential development on the site but have a number of concerns with the proposal: addressed in section 3.3a);
- Scale and height: addressed in section 3.3b);
- Design and materials: addressed in section 3.3b);
- Not in keeping with the character of the area: addressed in section 3.3b);
- Overdevelopment and density: addressed in section 3.3b);
- Building line and layout: addressed in section 3.3b);
- Privacy: addressed in section 3.3c);
- Outlook: addressed in section 3.3c);
- Overshadowing and daylight: addressed in section 3.3c);
- Height of the boundary wall: addressed in sections 3.3b) and d);
- Insufficient parking: addressed in section 3.3d);
- Insufficient garden provision: addressed in sections 3.3b) and c);
- Impact on protected trees: addressed in section 3.3e);
- Flood risk: the site is not identified as at risk to flooding;
- Capacity of local health centre: is addressed in section 3.3g);
- Impact on bats: addressed in section 3.3e); and
- Quality of drawings and insufficient information: the quality and level of information provided is sufficient to enable a full assessment of the proposal.

### Non-material

- Financial gain of applicant: not relevant to planning;
- Previous planning decisions in the area: each application is assessed on its own merits;
- Loss of view: not relevant to planning;
- Drainage/sewage: this would be controlled under a building warrant;
- Risk of subsidence: this would be controlled under a building warrant;
- Construction impact: controlled under separate legislation; and
- Timing of the application: the Planning Authority cannot control when an application is submitted.

### Community Council

Corstorphine Community Council has objected on the following grounds:

- Acknowledge that the proposal is an improvement on previous applications but is still out of character for the area; and
- Issues of height, overshadowing, privacy, design, materials and insufficient parking: these matters are addressed in sections 3.3b), c) and d).

## **Conclusion**

The application site is situated within an established residential neighbourhood within the designated Urban Area. The proposal would be appropriately designed and in keeping with the character of the area. Appropriate levels of amenity would be provided for occupants of the development and neighbouring properties. There would be no unacceptable impact on protected trees. An appropriate level of car parking provision would be provided. The proposal accords with the development plan and non-statutory guidance. There are no material considerations which outweigh this conclusion.

## **Addendum to Assessment**

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

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

#### **Conditions:-**

1. Protective barriers, to the standard shown in Figure 2 of BS 5837:2012, shall be installed in accordance with the Tree Protection Plan Area in approved drawing Roof and Site Plan and in remain in place for the duration of construction, unless otherwise agreed in writing by the Planning Authority.
2. All trees existing on site at the date of this report (except those identified for felling as outlined in the submitted Tree Survey and Arboriculture Implication Assessment produced by Donald Rodger Associates) shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with the Planning Authority.
3. Prior to the construction of the parking bays indicated on approved drawing Roof and Site Plan, full details of the construction of the parking bays, including materials and a methodology for construction within the Tree Protection Area, shall be submitted to and approved in writing by the Planning Authority.
4. Details of the opaque glazing on the east elevation, identified on approved drawing Roof and Site Plan, shall be submitted for approval to the Planning Authority and installed in accordance with such approval prior to the occupation of the dwelling. The approved glazing shall be retained throughout the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.

#### **Reasons:-**

1. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.
2. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.
3. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.
4. In the interest of neighbouring amenity.

## **Informatives**

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded to make a financial contribution of £25,472 (infrastructure contribution) and £3,716 (land contribution) to Communities and Families in accordance with the consultation response provided.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
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.

## **Financial impact**

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

The application is subject to a legal agreement for developer contributions.

## **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 assessed 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 meets 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**

Neighbour notification letters were issued on 1 December 2016. There was no statutory requirement to advertise the application. An extended period for public representations was provided to take account of public holidays. Thirty four letters of objection have been received, including Corstorphine Community Council, an MSP and two local Councillors. These representations are addressed in full in the main assessment of this report.

### **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**

Edinburgh Local Development Plan: Urban Area

### **Date registered**

10 November 2016

### **Drawing numbers/Scheme**

01, 03B, 04A, 05-09, 10A, 11B, 12B,

Scheme 2

## **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Andrew Marshall, Planning Officer

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## **Links - Policies**

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### **Relevant Policies:**

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

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

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

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

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 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.

### **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** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

# Appendix 1

**Application for Planning Permission 16/05403/FUL  
At 34 Belgrave Road, Edinburgh,  
Demolish the existing public buildings on site and regrade  
the solum areas of these along with the immediate  
surrounding land. Protect the existing trees on the land  
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similar blocks to a height and general form as to match the  
development pattern of the area. Form private gardens at the  
rear of the blocks and a communal garden at the front of the  
blocks with seven parking spaces. Renew the outer  
boundary wall in stone (as amended).**

## Consultations

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### Archaeology Officer

*Further to your consultation request I would like to make the following comments and recommendations in respect to this application to demolish the existing public buildings on site and regrade the solum areas of these along with the immediate surrounding land, protect the existing trees on the land from building operations, build four town houses in two similar blocks to a height and general form as to match the development pattern of the area, form private gardens at the rear of the blocks and a communal garden at the front of the blocks with five parking spaces and renew the outer boundary wall in stone*

*The site is occupied by two former Church of Scotland building formerly used as a church and church hall. The building's design reflects the Arts and Crafts style of the early 20th century and the buildings from map evidence pre-date the 1920s and probably date to 1910's when Belgrave Road was first developed. Such places of worship play important parts in the history of local communities and as such considered to be of local historic/archaeological importance.*

*Accordingly, this application must be considered under terms Scottish Government's Scottish Planning Policy (SPP) and Scottish Historic Environment Policy (SHEP) and also CEC's Edinburgh adopted Local Development Plan (2016) Policies ENV9.*

*The proposed scheme will see the demolition of these two early 20th century Church buildings considered to be of local archaeological/historic interest. Such actions will have a significant adverse impact. However, the loss of these buildings is acceptable provided that a historic building survey (annotated plans/elevations, photographic and written report) linked to an appropriate level of documentary research is undertaken prior to any change of use into commercial premises.*



*It is recommended that this programme of works be secured using the following condition;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, reporting and analysis) 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.*

### **Communities and Families**

*The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (Updated December 2016), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.*

*The Council's assessment has identified where additional infrastructure will be required to accommodate the cumulative number of additional pupils from development. Education infrastructure 'actions' are set out in the Action Programme and current Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery'.*

*Residential development is required to contribute towards the cost of the required education infrastructure to ensure that the cumulative impact of development can be mitigated. To ensure that the total cost of delivering the new education infrastructure is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established.*

#### **Assessment and Contribution Requirements**

*Assessment based on:*

*4 Houses*

*This site falls within Sub-Area W-1 of the 'West Edinburgh Education Contribution Zone'. Using the pupil generation rates set out in the Supplementary Guidance, the development is expected to generate at least primary school pupil but is not expected to generate at least one additional secondary school pupil.*

*The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme, as set out in the Action Programme and Supplementary Guidance.*

*Appropriate primary school education infrastructure actions to mitigate the cumulative impact of development now anticipated are identified. The required contribution will therefore be based on the established 'per house' and 'per flat' primary school contribution rates for the area.*

*If the appropriate contribution is provided by the developer, as set out below, Communities and Families does not object to the application.*

*Total infrastructure contribution required (primary school action contribution only):  
£25,472*

*Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q1 2015 to the date of payment.*

*Total land contribution required (primary school actions contributions only):*

*£3,716*

*Note – no indexation to be applied to land contribution*

### **Environmental Protection**

*Very similar to previous application 16/02819/FUL, with slight modification.*

*Environmental Protection offers no objections.*

### **Transport**

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

*1. Any off-street parking space should comply with the Council's Guidance for Householders (see*

*[http://www.edinburgh.gov.uk/download/downloads/id/704/guidance\\_for\\_householders](http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders)) including:*

*a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;*

*b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*

*c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*

*d. Any gate or doors must open inwards onto the property;*

*e. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;*

*f. The applicant should provide a swept-path diagram to demonstrate 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;*

*g. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits*

*[http://www.edinburgh.gov.uk/downloads/file/1263/apply\\_for\\_permission\\_to\\_create\\_or\\_alter\\_a\\_driveway\\_or\\_other\\_access\\_point](http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point)*

*Note:*

*The application does not propose any changes to the existing road network or access for the site.*

*For information:*

*Parking Standards:*

*The development is in Zone 3a of the Council's parking standards.*

*This requires a minimum of 1.5 car park spaces for houses with 4 rooms or more (table 1A) plus provision for visitor parking.*

*For 4 townhouses this equates to 6 resident spaces plus one visitor space.*

*The number of spaces being provided is 6 resident and one visitor space (total 7) which meets the requirements.*

## **Waste Services**

*I can provide the following general information (below). The detailed arrangements need to be agreed with a member of our Technical Officer team. In this case the architects or developers should liaise directly with [anna.napiorkowska@edinburgh.gov.uk](mailto:anna.napiorkowska@edinburgh.gov.uk). They should contact her as soon as possible after the New Year.*

### *Waste Management Responsibilities*

*The Waste and Cleansing Service will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.*

*Although it does not appear to be pertinent for this case, for completeness, it would be the responsibility of any third party commercial organisations using the site to source their own trade waste uplifts. Architects should however note the requirement for trade waste producers to comply with legislation, in particular the Waste (Scotland) Regulations which require the segregation of defined waste types to allow their recycling. This means there would need to be storage space off street for segregated waste streams arising from commercial activities.*

*Any appointed waste collection contractors, appointed to manage commercial waste, could be expected to have similar requirements to the Council in terms of their need to be able to safely access waste for collection.*

### *Compliance with Waste Strategy (Domestic Waste Only)*

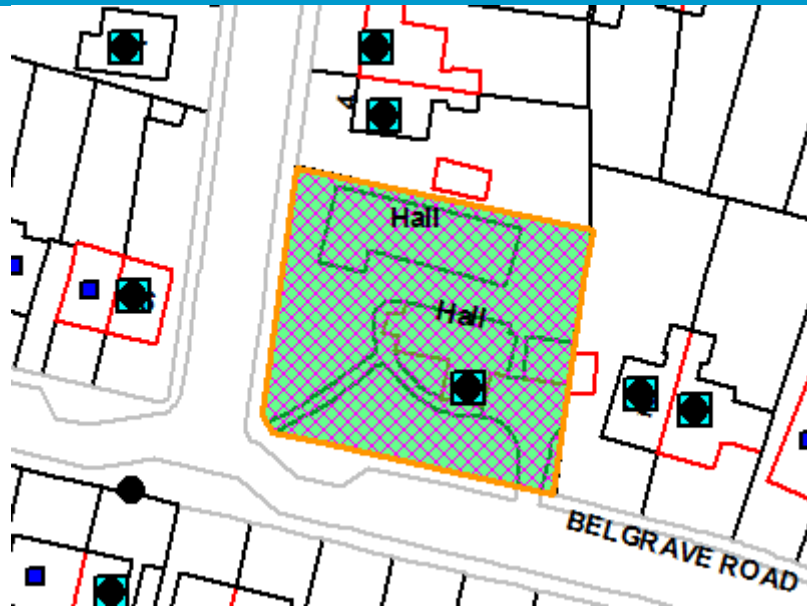
*The provision of a full recycling service is mandatory in Scotland, so that developers must make provision for the full range of bins (either individual Containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).*

*Taking into consideration the wider area and scale of the development, I would assume that kerbside collection is most appropriate here, although a communal bin collection point could potentially be considered if this provides a neater solution; we require early engagement with the architects to better understand this issue.*

*Regardless of this, the waste collection teams will require safe and efficient access to these, and therefore cognisance must be taken of my comments below in relation to operational viability.*

## Location Plan

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**END**