

Development Management Sub Committee

10.00am, Wednesday 20 September 2017

Report for forthcoming application by

CCG (Scotland) Ltd. for Proposal of Application Notice

17/03400/PAN

At Former Lidl Retail Site, 100 Niddrie Mains Road,

Edinburgh

Proposed flatted residential development

Item number	9.2
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for residential development at the former Lidl retail site at 100 Niddrie Mains Road, Craigmillar.

In accordance with the Town and Country Planning Act 1997, as amended, the applicants submitted a Proposal of Application Notice 17/03400/PAN on 7 July 2017.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

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 located on the south side of Niddrie Mains Road, and is currently occupied by a mix of uses. A vacant retail unit (formerly occupied by Lidl supermarket) and associated car parking are located at the south of the site. There are several other small commercial units located in the central area, and an area of derelict open space is located in the west of the site, which is partially covered in trees/shrubs.

The existing row of retail units along Niddrie Mains Road is also located within the site boundary, as is the existing access road which leads from Niddrie Mains Road to the Lidl car park.

The northern boundary of the site is formed by Niddrie Mains Road. The western and southern site boundaries are formed by the rear gardens of residential properties located along Craigmillar Castle Loan and Craigmillar Castle Avenue respectively. The eastern site boundary is formed by Craigmillar Medical Centre and the rear garden grounds of properties on Niddrie Farm Grove.

2.2 Site History

Development site

28 November 2016: Application withdrawn for proposed 4 storey residential development (application reference 16/00317/PPP).

Under consideration: Planning application for a 4-storey residential development at 80 Niddrie Mains Road (application reference 17/03139/PPP).

Adjacent sites

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

9 December 2016: Application approved to extend the public realm in front of the neighbourhood hub at Craigmillar Town Square 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 (application reference 16/02697/AMC).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for the demolition of an existing retail unit formerly occupied by a Lidl supermarket and the erection of three and four storey residential flats. There are no proposed changes to the other commercial units within the site boundary.

The proposal is expected to comprise approximately 88 flats.

Ancillary uses including roads, parking and amenity spaces are also proposed. The final design and housing mix will be informed by the ongoing pre-application process.

3.2 Key Issues

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

a) the principle of the development is acceptable in this location;

The site is currently brownfield in nature and is located within a designated local centre in the Edinburgh Local Development Plan (LDP). The proposals for the site require to be in accordance with the relevant policies of the LDP.

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

The application will be for full planning permission. A design and access statement will be required to accompany the application. The layout and design of the proposed development will be required to comply with the requirements of the Edinburgh Design Guidance. The guidance set out within the Craigmillar Urban Design Framework will also apply to the site.

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

The proposal should have regard to the transport policy of the LDP and Designing Streets. 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 and the proposals will be subject to a quality audit.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application the following documents are likely to be expected (this list is not exhaustive);

- Pre-application consultation report;

- Planning Statement;
- Design and Access Statement;
- Transport information;
- Archaeology report;
- Landscaping details;
- Flood Risk Assessment and Surface Water Management Plan;
- Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Sustainability Statement; and
- Swept path analysis for refuse vehicles.

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: 17/03400/PAN) outlined public exhibitions to be held on 4 September 2017 at the Craigmillar East Neighbourhood Centre and Library, Niddrie Mains Road.

Also notified of the proposals were:

- Craigmillar Community Council

- Northfield & Willowbrae Community Council
- Musselburgh and Inveresk Community Council
- Danderhall and District Community Council
- Gilmerton and Inch Community Council
- Portobello Community Council
- Grange & Prestonfield Community Council
- All ward councillors
- Craigmillar Partnership
- CRE8TE
- CEC Housing Department
- Thistle Foundation
- Castlerock Housing Association
- Craigmillar Medical Group
- Craigmillar East Neighbourhood Centre (Library)
- Castleview Primary School
- Castlebrae Community High School
- Police Scotland

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](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie
 Chief Planning Officer
 PLACE
 The City of Edinburgh Council

Contact: Julie Ross, Planning Officer
 E-mail: julie.ross@edinburgh.gov.uk Tel: 0131 529 4468

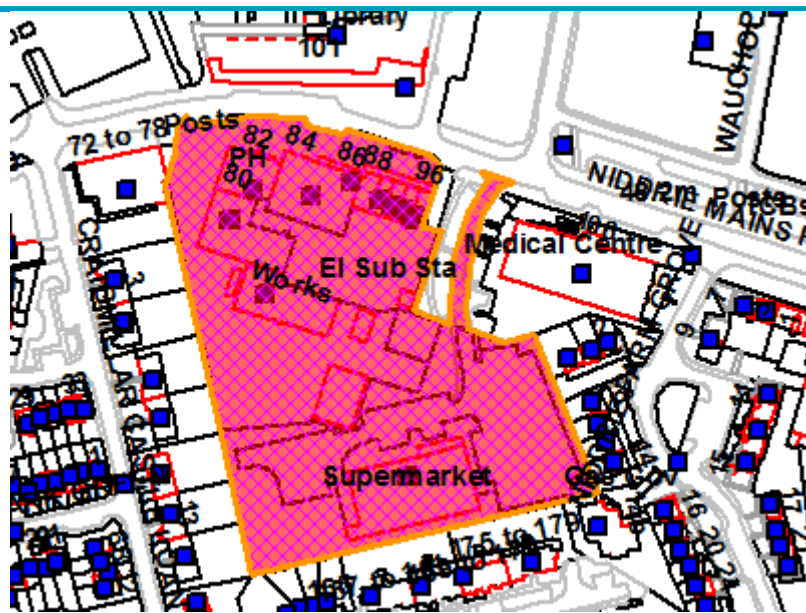
Links

Coalition pledges

Council Outcomes -

**Single Outcome
Agreement**

Location Plan



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