

Development Management Sub Committee

Wednesday 24 January 2018

**Application for Planning Permission 17/01824/FUL
At 95 Craigcrook Road, Edinburgh, EH4 3PE
Demolition of auxiliary buildings and erection of new 60
bedroom care home.**

Item number	8.2(a)
Report number	
Wards	B05 - Inverleith

Summary

The proposals do not comply with the Local Development Plan in respect of the impact on the character of the Green Belt and the protection of trees. The proposal would also have an adverse impact on a category B listed stable block and the setting of Craigcrook Castle. There are no compelling reasons to justify a departure from the development plan.

Outcome of previous Committee

This application was previously considered by Committee on 13 December 2017.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES03, LDES04, LDES05, LDES06, LDES09, LEN02, LEN03, LEN08, LEN09, LEN10, LEN11, LEN12, LEN16, LTRA02, LTRA03, LTRA04, NSG, NSGD02, NSLBCA,

Report

Application for Planning Permission 17/01824/FUL At 95 Craigmock Road, Edinburgh, EH4 3PE Demolition of auxiliary buildings and erection of new 60 bedroom care home.

Recommendations

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

Background

2.1 Site description

The site, known as Craigmock Castle, is situated on the eastern side of Corstorphine Hill and accessed via a private driveway leading from Craigmock Road.

The present B-listed castle would appear to be constructed in four main phases from an original Z plan Towerhouse constructed in 1547 for Edinburgh merchant William Adamson, with a 17th century eastern extension and 19th century extensions by both Playfair and Leadbetter. To the rear and sides of the house are the remains of the castles walled gardens, parts of which would appear to date back to the 16th/17th century, along with evidence of 17th/18th century landscaping features (ha-ha to north of castle) and a B-listed former stable block (reference 28014, 14/07/1966).

The site lies within the designated Special Landscape Area of Corstorphine Hill, is designated Open Space and forms part of the Green Belt.

2.2 Site History

17/08/1967 - Planning permission granted for change of use and erection of extension to castle (00942/67).

17/11/2014 - Planning permission granted for change of use from commercial to single dwelling residential (as amended) (14/03815/FUL). No evidence has been submitted to the planning authority that this consent has been taken up and it is likely that this permission has expired.

02/05/2017 - Applications for planning permission and listed building consent withdrawn for demolition of auxiliary buildings and erection of new 60 bedroom care home (16/04744/FUL and 16/04792/LBC).

Main report

3.1 Description Of The Proposal

The application proposes alterations and demolitions within the site in order to erect a new, 60 bedroom care home.

The works will involve the demolition of the existing 1960s office block which adjoins the castle, alterations to form a new walled garden and demolition of an existing Victorian stable block.

The new care home will be situated in the south east of the site, close to the existing care home at the neighbouring site of Strachan House (93 Craigcrook Road). The proposed building will vary between two and four storeys in height and will contain 60 residents rooms, communal lounges, dining rooms, office space, storage and staff facilities.

The design will use traditional forms in a contemporary manner, with walls finished in natural stone, with extensive areas of glazing. The roof will be predominantly pitched, and finished in natural slate, with high level flat roofs finished in copper coloured Sarnafil. Windows are to be formed in timber/aluminium composite. Landscaping proposals involve the restoration of the original walled garden form, to create a secure outdoor area, utilising historic walls which remain on site. The existing car parking area will be enlarged to form 32 parking spaces, four of which will be accessible, and eight cycle parking spaces.

Supporting Statement

The applicant has submitted a Transport Statement, Tree Report and Design and Access Statement. These are available to view on the Planning and Building Standards Online Services. In addition, the applicant has also submitted a Stage 2 Bat Survey and Badger Survey of the site.

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.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 would adversely impact character, appearance and setting of the listed building;
- (c) the proposed scale, design and materials are acceptable;
- (d) the proposal has an acceptable amenity impact;
- (e) the proposal has impacts on the landscape character and the natural environment;
- (f) the proposal impact on the archaeology of the site;
- (g) the proposal raises any road safety or other transport issues;
- (h) the proposal would create any healthcare requirements; and
- (i) representations raise issues to be addressed.

a) Principle of development

The site lies within an area designated as Green Belt and Open Space in the Edinburgh Local Development Plan (LDP). Within the site as a whole, Craigcrook Castle is to remain, unaltered, with the non-original office blocks and stables demolished to facilitate the construction of the care home. Policy Env 10 of the LDP permits development in the green belt where it would not detract from the landscape quality and/or rural character of the area and meets one of the key tests.

The erection of a care home within the grounds of the castle would not meet any of the tests as it would result in a different use class than the existing office use, is not for an essential countryside use, is not ancillary to the castle and is not for the change of use of an existing building.

The proposal does not meet the criteria set out in LDP policy Env 10 and no justification for making an exception has been submitted.

In terms of the protection of open space, the development would occupy only a small part of a significant open space resource and complies with LDP policy Env 18.

b) Impact on the listed building

The demolition of the existing office block and stables is assessed fully in concurrent application 17/011823/LBC.

Craigcrook Castle is category B listed and mainly of 17th century construction, with later additions. The building was listed in 1966 and as a result the stables are listed by virtue of being located in the curtilage of the castle.

LDP Policy Env 2 of the Local Development Plan (LDP) advises that the demolition of a listed building will only be supported in exceptional circumstances, taking into account the condition of the building and cost of repairs and maintenance, the adequacy of efforts to retain the building and the merits of alternative proposals for the site and whether public benefits to be derived from the demolition outweigh the loss.

The existing stable block is formed of sandstone walls, with a slate roof. The applicant has provided details of a fire which took place in 1995 in the stable block and has advised that the roof timbers, windows, doors, chimney pots, roof ventilators, flashings and interior trim are non-original. No other justification has been provided for the demolition of the stable block.

Regardless of the repair work which took place after the fire, there remains historic value to the stable building. The stable block adds to the narrative of the history of the castle. The majority of the walling structure retains the original historic fabric. The demolition of the stable block has not been adequately justified and demolition would be contrary to LDP policy Env 2.

LDP Policy Env 3 is supportive of new development that will not be detrimental to the character and interest of listed buildings or their setting.

The removal of the existing office block will offer a significant improvement in the setting of the castle building. The care home will be situated adjacent to the existing modern build care home on the adjacent site. In terms of the character, the building will not be out of keeping with the character of this part of the site.

However, the existing stables are an important feature in the narrative of the history of the castle. The loss of this feature would have a detrimental impact on the setting of the listed building and has not been fully justified in the applications submitted. For this reason, the proposal fails to comply with policy Env 3 of the LDP.

c) Scale, design and materials

LDP Policy Des 1 states that developments should draw on the positive characteristics of the surrounding area. The proposed care home will be of a significant scale and will occupy a footprint substantially larger than that of the castle building. The care home will not be subordinate in appearance to the castle. For this reason, the care home in its current design is not considered to be an appropriate scale for the site.

Appropriate materials are proposed, including the use of natural stone walls and slate roof. The use of a pitched roof is also an acceptable design solution. However, as the scale of the proposed building would necessitate the demolition of the existing stable block and would be overdominant in relation to the scale of the original castle building, the care home is not of an appropriate design.

The application proposes the 're-erection' of a walled garden area to be associated with the care home. This will utilise parts of the historic walled garden which remain on the site and large sections of new wall will be formed around the area which would have been historically occupied by the walled garden boundaries. The principle of the formation of this feature is supported and would benefit the setting of the castle. However, in the current application no details of the new wall or the landscaping within this area have been submitted. On this basis, it is not possible to make a full assessment of the acceptability of this proposed feature.

d) Amenity

The proposed care home meets the requirements of LDP policy Env 5 in terms of the provision of daylight to the existing adjacent care home. Overshadowing of the garden ground of the neighbouring care home will occur, but this is not a significant level. Environmental Protection has no concerns relating to noise levels or air quality as a result of the completed development.

The care home will have an acceptable impact on neighbouring residential amenity.

Although the development is not required to comply with the floor area requirements of the Edinburgh Design Guidance, the proposed rooms would be appropriately sized, and a variety of internal facilities and communal spaces would also be provided.

e) Landscape Character and Natural Environment

The site lies within the designated Green Belt and is part of a designated Special Landscape Area (SLA). The SLA boundary reflects the hill form, with patterns of long-established semi-native woodland, former parkland and pasture.

The proposed care home will be located on the boundary of both the Green Belt and SLA. Policy Env 10 of the LDP advises that the key test for development in the Green Belt is to ensure that it does not detract from the landscape quality and rural character of the area. Policy Env 11 of the LDP advises that consent will not be granted for development which would have a significant adverse impact on the special character of the SLA.

The designated Green Belt and SLA cover an extensive area beyond the castle grounds, encompassing Corstorphine Hill. The proposed care home would be located at the boundary of these designations and would be located adjacent to the existing modern care home. Although the applicant has failed to submit a landscape and visual impact assessment to provide an analysis on the impact of the proposals, given the positioning of the care home on the site, the built form itself is unlikely to have a significant impact on the rural character of the Green Belt or the special character of the SLA.

LDP policy Env 12 Trees states that: "Development will not be permitted if it is likely to have a damaging impact on a tree or trees protected by a Tree Preservation Order or other trees worthy of retention on or around a proposed development site, unless necessary for good arboricultural reasons. Where such consent is granted, replacement planting will be required to offset the loss to amenity."

The tree report submitted provides details on the large TPO protected trees within, and immediately adjacent to, the application site. The trees within the site contribute to the attractiveness character of the immediate locality. This matter is discussed and agreed in the assessment carried out by the consultant. A number of these (10), would have to be removed to implement the proposed development. The area left at this position would not provide any sustainable space for replacement planting.

The existing trees on the site are a prominent landscape feature. Private and communal gardens should be designed for use by residents for a range of functions and not conflict with the natural landscape features. The proximity of the proposed development to the mature trees to the south will result in a situation where the amenity will be significantly and adversely affected by shading and future occupiers may also be concerned with safety, leaf fall etc. This is likely to create pressure for the trees concerned to be cut back or even felled.

Little consideration has been afforded to the trees or their importance that they provide to wider amenity. The loss of these trees would fail to comply with policy Env 10 of the LDP as there would be an adverse impact on the landscape quality of the area to the detriment of the protected Green Belt. The impact on trees would also have an adverse impact on the special character of the SLA, and is therefore contrary to policy Env 11 of the LDP.

The area of the site where new parking is proposed also forms part of a designated Local Nature Conservation Site. LDP Policy Env 15 advises that development in these areas will not be permitted unless it can be demonstrated that the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site or the adverse consequences of development can be minimised and mitigated.

A bat roost has been identified within the stable block proposed for demolition. Should committee approve the application, a derogation licence, for works which will impact on the bats roost associated with this development, will be required from SNH.

In addition, the Badger Survey Report details the locations of, currently disused, badger setts in the vicinity of the site. Therefore, based on these findings, a condition should be added to any consent given, requiring the submission of a Badger Protection Plan (BPP). Depending on what evidence, if any, of badger activity is found on site as result of further pre-construction survey work, a derogation licence from SNH may be required.

Nevertheless, the proposals would result in an adverse impact on the natural environment of the site and would detract from the landscape quality of the site to its detriment and are contrary to LDP policies Env 10, Env 11 and Env 12.

f) Archaeology

Policy Env 8 and Env 9 of the LDP state that development will not be permitted which damages archaeology which should be preserved in situ or are not justified. The attached consultation response provides further details.

The loss of the existing stable block would adversely impact on the built archaeology of the site and the narrative of the evolution of the castle grounds. The proposal would result in damage to the built archaeology remaining on the site and the demolition of the stable block would fail to comply with Env 8 and Env 9 of the LDP.

g) Transport Matters

LDP policies Tra 2 and Tra 4 give guidance relating to the provision of private car parking on the site. Transport Information has been submitted to show that the development will have only a small impact in terms of traffic generation in the surrounding area. This also identifies the suitability of the existing access route for use by the care home. Private off street parking of 32 parking spaces (of which 7 will be accessible) and 8 cycle parking spaces are proposed. The parking provision was designed to meet the requirements of 'Parking Standards for Development Management'. During the course of the assessment of this application, this guidance has now been superseded by the Edinburgh Design Guidance 2017. The proposed parking provision now exceeds current guidelines which would allow for a maximum of 15 parking spaces, of which one should be accessible and two for electric car charging.

An assessment of the accessibility of the site has been submitted as part of the Transport Information. The site is located with a 20 minute walking time of local amenities and Craigmillar Road has links in to existing cycle networks. A bus stop is located within a 5 minute walk of the site on Craigmillar Road, although this is for a relatively infrequent service. A greater network of bus routes can be accessed on the A90 at Hillhouse Road which is within walking distance for staff and visitors.

In conclusion, the proposed care home will have no impact on road safety. Parking levels are accepted in the context of the standards which were in place at the time of submission.

h) Healthcare Provision

The site is not located within an area where it is identified that developer contributions towards healthcare are required by new development.

i) Representations

Seventeen letters of support and 14 letters of objection were received relating to the application. The Craigmillar/Blackhall Community Council provided neutral comments.

Material Representations – objection

- Overdevelopment of site given proximity to existing care home (assessed in section 3.3c);
- Traffic safety issues on Craigcrook Road (assessed in section 3.3g);
- Insufficient parking provision proposed (assessed in section 3.3g);
- Poor connectivity of the site (assessed in section 3.3g);
- Historic gate and access to the castle are too narrow for an intensive use (assessed in section 3.3g);
- Site within designated green belt land (assessed in section 3.3a);
- Impact on local air pollution (assessed in section 3.3d);
- Neighbouring developments have already eroded the setting of the listed building (assessed in section 3.3b);
- Damage to the natural environment (assessed in section 3.3e);
- Overshadowing (assessed in section 3.3d);
- Loss of trees in the green belt (assessed in section 3.3e);
- Impact on badger populations (assessed in section 3.3e);
- Design should better reflect the historic significance of the 16th C. castle (assessed in section 3.3c);
- Unnecessary loss of historic stable block (assessed in section 3.3b);
- Parts of the stable block lost in the fire could have been changed from the original material as routine maintenance without affecting the historic value (assessed in section 3.3b);
- Fails to comply with policy Env 2 of the LDP (assessed in section 3.3b);
- Risks destabilising local GP practices (assessed in section 3.3h).

Material Representations – support

- Removes existing poorly designed office blocks (assessed in section 3.3b);
- Allows for preservation of the main castle which is of greatest historic value (assessed in section 3.3b and 3.3f);
- Recreates the historic walled garden (assessed in section 3.3b);
- Would potentially have less traffic flow than the existing office use (assessed in section 3.3g).

Non-Material Representations – objection

- Noise and disruption during construction;
- Third planning application for a care home in Blackhall in last 18 months;
- The existing care home should be expanded and existing access utilised if demand is required;
- Castle and grounds should be used for community uses.

These issues are not material to the assessment of the planning application above.

Non-Material Representations – support

- Lack of nursing homes in the area;
- Job creation;
- Meets needs of aging population.

These issues are not material to the assessment of the planning application above.

Craigleith/Blackhall Community Council - Neutral comments

- The supporting documents are dismissive of the historic value of the stable block;
- Impact on local GP services;
- Failure to address policy context for location in the green belt;
- Precedent created for future development in the green belt.

Conclusion

The proposals do not comply with the Local Development Plan in respect of the impact on the character of the Green Belt and the protection of trees. The proposal would also have an adverse impact on a category B listed stable block and the setting of Craigcrook Castle. There are no compelling reasons to justify a departure from the development plan.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to policy Env 10 of the Edinburgh Local Development Plan as the development is not for an acceptable green belt use and would detract from the landscape quality of the green belt.
2. The proposal is contrary to policies Env 11 and Env 12 of the Edinburgh Local Development Plan as there would be an adverse impact on protected trees which would have a detrimental impact on the special character of the Special Landscape Area.
3. The proposal is contrary to policies Env 2 and Env 3 of the Edinburgh Local Development Plan as the demolition of the stable block fails to meet the tests for demolition of a listed building, and would have an adverse impact on the setting of the Category B listed Craigcrook Castle.
4. The proposal fails to comply with policies Env 8 and Env 9 of the Edinburgh Local Development Plan as it would have an adverse impact on the built archaeology of the site.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 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

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

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

There have been 17 valid letters of support and 14 valid objections received. The contents on one objection have not formed part of the assessment of this application as the paper is missing.

Background reading/external references

- 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

Designated as Green Belt, Special Landscape Area: Corstorphine Hill, Local Nature Conservation Site and Open Space.

Date registered

24 April 2017

Drawing numbers/Scheme

01-12,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Rachel Webster, Planning Officer

E-mail: rachel.webster@edinburgh.gov.uk Tel: 0131 529 3442

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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 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 Des 9 (Urban Edge Development) sets criteria for assessing development on sites at the Green Belt boundary.

LDP Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

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

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

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 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

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, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

Application for Planning Permission 17/01824/FUL At 95 Craigmock Road, Edinburgh, EH4 3PE Demolition of auxiliary buildings and erection of new 60 bedroom care home.

Consultations

Archaeology

The site affects the site of Craigmock Castle situated to the west of the centre of Edinburgh on the eastern side of Corstorphine Hill. This historic site has been occupied from at least the early 14th century under the ownership of the Graham family. The estate is taken over by St Giles Cathedral in 1362. The present B-listed castle would appear to be constructed in four main phases from an original Z plan Towerhouse constructed in 1547 for Edinburgh merchant William Adamson, 17th century eastern extension and 19th century extensions by both Playfair and Leadbetter. To the rear and sides of the house are the remains of the castles walled gardens parts of which would appear to date back to the 16th/17th century, along with evidence of 17th/18th century landscaping features (ha-ha to north of castle) and a B-listed former stable block.

Based on the historical and archaeological evidence the site has been identified as occurring within an area of archaeological significance. Accordingly, this application must be considered under terms the Historic Environment Scotland Policy Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and Edinburgh Local Development Plan 2016 Policies DES 3, ENV2, ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Modern Office Block.

In terms of the current modern building its loss would not be considered significant and potentially beneficial to the historic setting of the Castle and surviving walls and stable block. The location of proposed new build care home within the current car-park and set away from the Castle is considered (in terms of scale and location) to have a lesser more moderate impact than the earlier 2016. Indeed, the retention of the surviving historic walls and recreation of a garden on the site of the modern offices is welcomed as it will have a beneficial impact on the setting of this important historic house.

Historic Buildings

As stated above it is welcomed that this scheme proposes the retention and conservation of the surviving sections of historic walls attached to and running north from the listed stables. These walls may date back to the 16th/17th century and clearly contain within them evidence for early estate buildings.

The proposals however still seek to demolish the surviving B-listed 19th century stables building. Although affected by fire in 1995, this regionally significant buildings outwardly still retain its original look. The loss of this listed stables is therefore considered to have a significant adverse impact, both physically but also upon the historic understanding and setting of Craigcrook Castle.

In terms of Craigcrook Castle itself, section 6.4 of the submitted Design Statement discusses restoration of the Castle implying that it is linked to these linked applications. However, the descriptions of both the FUL & LBC applications do not mention this. Furthermore, the outline proposals in this section are schematic/illustrative and certainly lack the detailed required to make formal assessment on any potential impacts.

Based upon the lack of clarity and detailed information surrounding the restoration of Craigcrook Castle and proposed demolition of the B-listed stables, it has been concluded that these applications are contra to CEC Planning policies ENV4 and ENV8 (b). It is therefore recommended that these two applications are refused consent on archaeological grounds.

However, if consent is granted, it is essential that an historic building survey (level 3: internal and external elevations and plans, photographic and written survey and analysis) of the historic buildings and structures affected prior to/ during any demolition and development. This is in order to provide a permanent record of these historic structures. In addition, plans must be submitted to ensure the protection and conservation of the surviving historic estate walls during demolition and development.

Buried Archaeology

The development will see significant ground breaking works (e.g. demolitions, construction, landscaping, new services) which could reveal significant archaeological evidence for the development of Craigcrook Castle and its estate dating back to the medieval period. Having assessed these potential impacts, it has been concluded that though significant given the existing development on the site they are regarded as potentially moderate.

Accordingly, it is recommended that if consent is granted that a programme of archaeological work is undertaken prior to and during demolition/ development in order to fully excavate and record any significant remains which may be impacted upon. This work will be linked to a detailed programme of archaeological historic building and public engagement as discussed above and secured by the following recommended condition;

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

The work would 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.

Environmental Protection

Craigcrook Castle was most recently used as office accommodation and was granted permission to change use to a dwelling in application 14/03815/FUL. Environmental Protection is unsure if this change of use has been actioned yet; regardless however, the likely impact on amenity from the proposed care home should be minimal.

'DELIVERING CLEANER AIR FOR SCOTLAND Development Planning & Development Management: Guidance from Environmental Protection Scotland and the Royal Town Planning Institute Scotland' (January 2017) states that all developments should now be considered against their impact on local air quality. As this proposal includes an increase of parking bays, Environmental Protection encourages the applicant to install electric vehicle charge points in line with section 5 of the above report. Link below:

<http://www.ep-scotland.org.uk/wp-content/uploads/2015/04/DeliveringCleanerAirForScotland-18012017.pdf>

Based on currently available technology Environmental Protection recommends that at least one EV charging outlet of the following standard should be installed:

50kW (100 Amp) DC with 43kW (63 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. The unit should have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.

Environmental Protection has no objection to this proposed development.

Informative

a) Detailed site plans of where the electric vehicle charging outlets and ducting shall be submitted to the satisfaction of the Head of Planning.

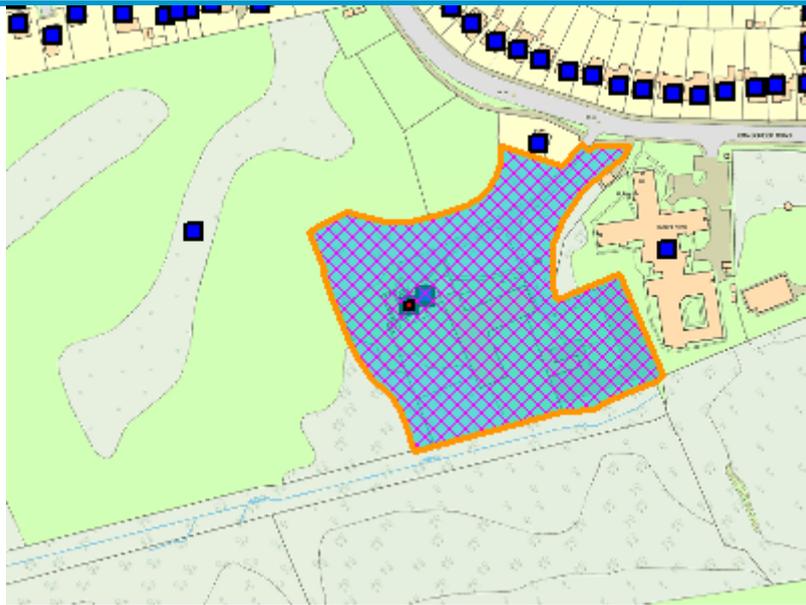
b) The electric vehicle charge points required should be installed in accordance with Transport Scotland's 'Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles' (2013). In particular the charge points should include a 50kW (100 Amp) DC with 43kW (63 Amp) AC unit. The DC charge should be delivered via both JEVS G105 and 62196-3 adapters and the AC supply by a 62196-2 adapter. The outlet must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously. Link below:

https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwj7s_m91ZTUahWWHsAKHfz5CYgQFggpMAA&url=https%3A%2F%2Fwww.transport.gov.scot%2Fmedia%2F30506%2Fj272736.pdf&usg=AFQjCNFUoTFRgnxeuMBteoj1lpJPLolcxQ

c) It is recommended that the applicant contacts the Councils Petroleum Officer 0131 469 5230.

d) If any contamination is detected during the works the applicant should contact Environmental Assessment 0131 200 2000.

Location Plan



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