

Development Management Sub Committee

Wednesday 25 April 2018

Application for Approval of Matters Specified in Conditions 17/05802/AMC

At Land 126 Metres North Of 137 Drum Street, Candlemaker's
Park, Edinburgh

Approval of matters specified in conditions application for
residential development including associated roads and
landscaping (matters listed in condition one of planning
consent 14/01238/PPP)

| | |
|---------------|--------------------------|
| Item number | 4.6 |
| Report number | |
| Wards | B16 - Liberton/Gilmerton |

Summary

The principle of housing is established on the site and the proposed mix, layout, scale, design and access arrangements are acceptable and appropriate to their urban edge context. The proposal will provide an acceptable level of amenity to existing and future occupiers. Condition one of planning permission in principle 14/01238/PPP can be discharged for this section of the site. There are no material considerations which outweigh this conclusion.

Links

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| Policies and guidance for this application | LDPP, LDES01, LDES03, LDES04, LDES05, LDES07, LEN07, LEN09, LEN11, LEN12, LEN15, LEN16, LEN21, LEN22, LHOU03, LHOU04, NSG, NSGD02, |
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Report

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**At Land 126 Metres North Of 137 Drum Street,
Candlemaker's Park, Edinburgh**

Approval of matters specified in conditions application for residential development including associated roads and landscaping (matters listed in condition one of planning consent 14/01238/PPP)

Recommendations

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

Background

2.1 Site description

The application site is 3.1 ha and is located north east of Drum Street and Candlemaker's Park, in the Gilmerton area of south Edinburgh.

The site forms part of a larger site which has consent for residential development. It is currently vacant and is covered with informal grassland with woodland planting to the east. The site gradually slopes east-west, with steep banking along the east edge.

The western edge of the site is bounded by existing housing on Candlemaker's Park. The northern boundary of the site is undefined. The eastern site boundary is formed by The Drum Estate and to the south by Candlemaker's Park. Part of the site falls within the boundary of a site on the Inventory of Gardens and Designed Landscape in Scotland, The Drum. The designed landscape provides the setting to the William Adam, Category A Listed, Drum House, an 18th century country house and estate (ref 2805: listed 14 July 1966).

The south east corner of the site is adjacent to the Category B listed West Lodge, Gate Piers and Railings at The Drum. (ref 43253: listed 15 April 1996).

2.2 Site History

5 December 2016 - Planning permission in principle granted for residential development and associated works (application reference 14/01238/PPP).

31 August 2017 - Approval of matters specified in conditions including detailed layout, parking, boundary treatments, landscaping, details of existing and finished levels and flood attenuation details (matters listed in conditions 1,2,4 and 6 of planning consent application reference 14/01238/PPP).

History of Neighbouring Sites

25 February 2015 - Proposal of Application Notice submitted for residential development on land at 146 Drum Street (application reference 15/00813/PAN).

17 June 2015 - Planning permission appeal granted, subject to conditions and completion of planning obligation (DPEA reference: PPA-230-2137) for residential-led mixed use development including primary school, commercial/ community uses, open space, access, car parking and landscaping on land 292 metres west of 10 Gilmerton Station Road (application reference 14/01649/PPP).

4 November 2016 - PPP application submitted and withdrawn for residential-led mixed-use development including primary school, commercial/ community uses, open spaces, access parking and landscaping on land 292 metres west of 10 Gilmerton Station Road (application reference 14/01648/PPP).

28 February 2017 - Planning Permission in Principle application refused and appeal dismissed (DPEA reference PPA-230-2189) for residential development and associated works on land 146m east of 143 Drum Street (application reference 15/02905/PPP).

31 August 2017 - Matters approved for details of residential development and associated works as specified in conditions 1,2,4 and 6 of planning consent 14/01238/PPP (as amended) (application reference 17/00696/AMC).

Main report

3.1 Description Of The Proposal

The proposal is for the approval of matters relating to conditions for the development of residential development on the site. It relates to condition one of the associated consent for planning permission in principle (application reference 14/01238/PPP).

Condition one is for the approval of matters relating to detailed design, landscape, sustainability, servicing, waste management and site levels.

This proposal relates to a 3.1ha site area which covers the southern part of a larger 6.7ha site for which matters specified in conditions one, two, four and six of the above noted Planning Permission in Principle were approved in August 2017 (application reference 17/00696/AMC).

The layout of the southern part of the site has subsequently been amended and requires to be assessed in this application. The proposal for the application site includes 74 dwellings, of which 62 are houses and 12 are flats.

The apartments will be three storeys in height, and will be located to the north of Candlemaker's Park, close to the entrance of the site onto Drum Street. Flatted properties will have one or two bedrooms. Dwelling houses will range in size from two-bed terraced properties to five-bed detached properties.

The houses and apartments' materials will be brick, primarily in a buff colour with some red brick properties distributed across the site. Roofs will be concrete tiles and restricted to a single dark grey colour. Windows, doors, fascias, soffits and rainwater goods will be dark grey in colour on all house types and the apartment buildings.

The boundary treatments are a mix of hedges, masonry walls and timber fences. Where houses and flats front onto public areas, the boundaries are treated with hedges and walls. There are no timber fences to the public realm.

Affordable housing is provided on the wider site at a level of 25%, as secured through the Section 75 legal agreement of the Planning Permission in Principle. Twenty-four affordable housing units are included within the southern part of the site as assessed in this application (32% of this site). The amount, distribution and house mix of affordable housing proposed as part of this planning application has not changed from that approved in application 17/00696/AMC.

Vehicular access to the site will be taken from a single point off Candlemaker's Park, to the south of the site. Shared surface arrangements are proposed throughout the site.

A total of 81 parking spaces are proposed across the site. These will be provided in private driveways and parking bays. In a change from the previously approved application, parking bays are no longer proposed along Candlemaker's Park.

With regards to cycle parking, no changes are proposed from the approved parking arrangements set out in application 17/00696/AMC.

The proposals for Sustainable Urban Drainage across the site have not changed in principle or design from the approved wider site application 17/00696/AMC.

A landscape masterplan was submitted in support of the application and shows areas of wildflower planting, formal structure planting and grass areas. The total area of open space across this part of the site is 0.7385ha (23%).

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 complies with the planning permission in principle;
- b) The proposed layout, scale, mix and design are acceptable;
- c) Access, road safety and parking arrangements;
- d) The proposal will provide an acceptable level of amenity for existing and future occupiers;
- e) The proposal meets sustainability criteria;
- f) The proposal has any equalities or human rights impacts;
- g) The public comments have been taken into account; and
- h) There are any other material considerations.

a) The proposal complies with the planning permission in principle

The site is part of a larger site (HSG25) that is allocated for residential development in the Edinburgh Local Development Plan (LDP). The principle of a residential development, of which 25% will be affordable, is established by the planning permission in principle (PPP) to which this application for approval of matters specified in conditions relates. Therefore, the principle is established.

b) The proposed layout, scale, mix and design are acceptable

General design principles

The general design principles for the layout of this site have been agreed through planning permissions 14/01238/PPP and 17/00696/AMC. The setting of the development within the Drum Estate's designed landscape is unchanged from the previously approved scheme and is appropriate. The proposed fit with the urban context, scale, height, density, housing mix, design and materials have not been amended by this application and are appropriate.

A total of 74 dwellings are proposed for this part of the site which equates to a density of 23.9 units per hectare. This is appropriate and matches the number of units in this area of site consented under the previously approved application (17/00696/AMC). The distribution and design of affordable housing within the application site has not altered significantly from the previously approved application. Twelve apartments and twelve dwellings are proposed, which includes one additional affordable house unit in this part of the site compared to the previously approved application (17/00696/AMC). Affordable housing units range in size from one-bedroom apartments to three-bedroom semi-detached houses. The unit sizes meet the standards set out in the Edinburgh Design Guidance and are acceptable.

Detailed layout

There are some amendments to the detailed layout which differ from the previously consented application 17/00696/AMC.

The main access road into the site from Candlemaker's Park has been repositioned, and a secondary private driveway access is located on Candlemaker's Park. The Roads Authority is satisfied with this proposed road access and this is acceptable.

Parking bays have been removed from Candlemaker's Park in the south of the site, and parking provision for this part of the development is now accessed from the internal road layout of the site. The parking area is well overlooked by surrounding properties and is acceptable.

The apartment block to the north of Candlemaker's Park is appropriately positioned and forms an appropriate continuation of the street frontage. It has an acceptable amount of amenity open space around it and is acceptable.

Landscape and Open Space

The approved landscape strategy for application 17/00696/AMC is replicated for this site. Usable green space exceeds the 20% of total site area required by policy Hou 3 (Private Green Space in New Development). Proposed boundary treatments across the site are appropriate. The proposed landscaping strategy follows the same landscape character mix and range of species as the approved plans for the wider site and are acceptable. Open space provision across the site is acceptable.

A condition will be added to this approval as per application 17/00696/AMC to ensure the implementation of the landscaping at appropriate stages of the development.

Phasing

The phasing strategy for this part of the site has been agreed through the approved application 17/00696/AMC for the site as a whole and is acceptable.

Conclusion

The proposed density, scale, mix and design are acceptable, subject to a condition relating to implementation of landscape strategy.

c) Access, road safety and parking arrangements

The principle of the access arrangements across the site and number of dwellings which will be served via the existing Candlemaker's Park route has been approved through the existing planning permission in principle. The site layout has been modified in part from the approved planning permission in principle. The revised road layout and parking arrangements have been reviewed by Transport and there are no objections.

Transport is satisfied that a single access into the site from Candlemaker's Park is sufficient.

The strategic impacts of the development on the wider transport network have been assessed and approved through the existing planning permission in principle. Developer contributions have been agreed in line with the adopted LDP Action Programme and are secured through a legal agreement attached to the planning permission in principle.

A total of 81 parking spaces are provided within the site boundary. Parking provision comprises a mix of parking bays, off-street parking in driveways and on-street parking for visitors. The proposals for car parking are acceptable. Cycle parking for the flatted units are provided in separate blocks. Transport has noted that the proposed cycle parking for the flatted blocks is not considered to be well located for the block. An informative will be added requesting that a quality audit is carried out for this site which will allow this issue to be addressed.

d) The proposal will provide an acceptable level of amenity for existing and future occupiers

Policy Des 5 (Amenity) relates to the amenity of existing and future occupiers and seeks to ensure that amenity is not adversely affected by new development.

Existing Residents

The closest existing residential properties are located at the Candlemaker's Park development, to the west of the site boundary. There is at least 22m between existing properties and the proposed housing and there will be no issues with privacy, overlooking or overshadowing.

Future Residents

Privacy

The majority of windows between the proposed properties are located a minimum of 18m apart. There is an exception at plots 72, 86, 74, 82, 76 and 33 where the distance is 17.6m. This is a minor contravention of the Council's guidance. However, the overall layout allows for reasonable space between dwellings to allow for an appropriate level of privacy to be achieved and is acceptable.

Open Space

Policy Hou 3 (Private Green Space in New Development) requires ten square metres of open space to be provided for each flat (therefore 240 sqm is required in total), and that 20% of the total site area should be green space. A total of 760 sq m of amenity space is associated with flats 46 to 57. This exceeds the required standards and is acceptable.

Sunlight and Daylight

A total of 8% of the proposed units will not receive a minimum of three hours of sunlight during the spring equinox in their rear gardens. The affected properties will receive sunlight to their front gardens during this period, meaning that between 30 and 40% of total garden ground will receive sunlight. This is considered to be a marginal contravention of the Edinburgh Design Guidance.

This is considered to be acceptable in this instance.

Waste

Refuse and recycling facilities will be located within rear private garden grounds for houses and communal facilities for the apartment blocks are provided in an appropriate location within close walking distance of the front doors, and within acceptable distance for collection from the local authority. A swept path analysis has been completed and Waste Services is satisfied with the proposed waste management strategy.

Conclusion

The proposed development is acceptable in terms of its impact on the amenity of existing and future residents.

e) The proposal meets sustainability criteria

A Sustainability Statement was submitted in support of the application for Planning Permission in Principle (14/01238/PPP) for which the applicant achieved the required 80 points for essential sustainability criteria. The sustainability measures are acceptable.

f) The proposal has any equalities or human rights impacts

A range of living accommodation will be provided that will support different users. This site is accessible for those with mobility issues. The proposed development will give good access to public transport, green spaces and local facilities. There are no identified equalities issues.

g) The public comments have been taken into account

Material points of support:

Removal of proposed parking bays from Candlemaker's Park.

Material points of objection:

- This scheme includes less landscaping features than the previously consented scheme (assessed in 3.3(b) above).
- Proposed road layout (assessed in 3.3(c) above).
- Impact of development on wider transport network (assessed in 3.3 (c) above).
- Concern over single access to site, request for two vehicular accesses to be provided (assessed in 3.3 (c) above).

- Previous use of the site for mining activities (assessed in previously approved application for site 17/00696/AMC).
- Layout design - dissatisfaction relating to house frontages onto Candlemaker's Park (assessed in 3.3(b) above).
- Parking controls should be introduced along Candlemaker's Park to ensure road safety (assessed in 3.3(c) above).
- Concern that layout and changes to existing access at Drum Street does not allow for emergency access to Candlemaker's Park (assessed in 3.3(c) above).
- Request for mature tree planting as replacement for trees removed from site (assessed in 3.3(b) above).
- Tree and shrub cover proposed in the previously approved scheme is missing from the new development layout (assessed in 3.3(b) above).
- Concern over two new access points being taken from Candlemaker's Park (assessed in section 3.3 (b) above).

Non-Material Representations:

- Removal of existing landscaping on site during site preparation phases (site clearance is consented under drawings 27c and 28c of application 17/00696/AMC).
- The principle/ legal right of the applicants to develop the green verge along Candlemaker's Park (not a material planning issue).
- Change of application reference between previous application for wider site and this application (this was due to a new application being submitted).
- Alleged inaccuracies in the application's description of existing landscape features on site.
- Concern that work has started on site prior to consent (17/00696/AMC consent allows for pre-commencement site clearance).
- Dissatisfaction in relation to submission of planning application at festive period (statutory consultation guidance was followed and appropriate extensions to consultation times were put in place to allow for the festive period).
- Alleged inaccuracies in applicant's supporting ecology information; (CEC Natural Heritage has approved the ecology information submitted as part of the applicant's previously approved application).
- Where new iterations of site plans are submitted, revisions should be specifically drawn to the public's attention (appropriate plan referencing protocol has been followed, and superseded plans are identified on the planning portal).
- Request for a pedestrian connection to be provided between Candlemaker's Park and Drum Avenue (outwith the site boundary and scope of this planning application).

Gilmerton and Inch Community Council

Material points of support:

- Removal of parking bays from Candlemaker's Park is supported.

Non-Material Representations:

- Loss of landscape features on site (site clearance is consented under drawings 27c and 28c of application 17/00696/AMC).
- Request for clarification regarding reference number change for this application (this application is separate from previously consented application 17/00696/AMC).
- The principle/ legal right of the applicant to develop the green verge along Candlemaker's Park (not a material planning issue).

h) There are any other material considerations

Flooding

Flood prevention has reviewed the proposals and has confirmed that comments made as part of application 17/00696/AMC are applicable to this site and that they have no objections. SEPA has no objection to the proposed development. Scottish Water has agreed adoption of the proposed SUDS scheme considered as part of application 17/00696/AMC and no changes are proposed to this proposal as part of this application. There are no other flooding issues of concern.

All other material considerations have been addressed as part of the approved application 17/00696/AMC.

Conclusion

The principle of housing is established on the site and the proposed mix, layout, scale, design and access arrangements are acceptable and appropriate to their urban edge context. The proposal will provide an acceptable level of amenity to existing and future occupiers. Condition one of planning permission in principle 14/01238/PPP can be discharged. There are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. The approved landscaping scheme shall be fully implemented within six months of the completion of this phase of the development.

Reasons:-

1. In order to ensure that the approved landscaping works are properly established on site.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. 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.
3. 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.
4. The following conditions remain outstanding from Planning Permission in Principle 14/01238/PPP: Condition 5: Mine Entry Investigation.
5. All accesses must be open for use by the public in terms of the statutory definition of 'road' and shall be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, access, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification.
6. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.
7. Any off-street residential hard standing should be porous, to comply with 'Guidance for Householders' published in December 2012.
8. For the avoidance of doubt window materials must be re-cycled UPVC, timber or aluminium.
9. The applicant is encouraged to provide details of tree-pits in both hard and soft landscape areas to control quality of implementation of new trees.
10. A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of Road Construction Consent.
11. New road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity.

12. Any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;
13. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.

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

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

Representations to the application have been received from nine members of the public (one neutral, eight objections) and the local Residents Association (objection).

Gilmerton Inch Community Council has also provided comments on the application.

An assessment of these representations can be found in the main report in the Assessment section.

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

The site is identified as part of housing allocation HSG 25 in the adopted Edinburgh Local Development Plan.

The Gilmerton and South East Brief sets out development principles which are applicable to the site.

Date registered

12 December 2017

Drawing numbers/Scheme

01, 02a, 03-17, 17a, 18 - 25,

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

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

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

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

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

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

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

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.

Appendix 1

Application for Approval of Matters Specified in Conditions 17/05802/AMC

**At Land 126 Metres North Of 137 Drum Street,
Candlemaker's Park, Edinburgh**

Approval of matters specified in conditions application for residential development including associated roads and landscaping (matters listed in condition one of planning consent 14/01238/PPP)

Consultations

Gilmerton and Inch Community Council)

GICC views this updated version as an improvement on the previous submissions; the removal of the parking bays, in particular. Local residents were very concerned about this issue in relation to where the new development links boundaries with the Candlemaker's Park access road.

There is a concern about the developers looking to make use of the verges on both sides of the access road, given that the Resident's Association maintain them. We request that the developer has no access to the verges.

GICC was led to believe that some trees would remain whilst the development took place. All trees and shrubs have now been removed and residents have commented on the remaining bleak landscape. Surely this could have been mitigated in some shape or form? Are the developers obliged to maintain an element of attractive design whilst this takes place?

There appears to be some discrepancy in the reference for this development which has changed from 17/00696/AMC to 17/05802/AMC and the Ward No from A16 to B16. Gilmerton Inch Community Council requests some clarity on this please.

Flooding

I gather from the SEPA consultation response that this is a re-consultation following a design resubmission for the southern part of the site after the discovery of previously unknown Scottish Water pipes on site.

Upon review of the proposed site layout flood prevention I can confirm that those previous comments are still applicable and we have no further comment to make on 17/05802/AMC.

SEPA

Response 1

Further to your consultation with SEPA on 17/05802/AMC - can I just check with you which aspect of outline condition 1 do you wish our input on?

Response 2

Thanks for confirming the reason for the consultation.

Having looked at the revised layout and our previous comments (letter dated 8 March 2017 ref PCS 151836) I can confirm that those previous comments are still applicable and we have no further comment to make on 17/05802/AMC.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for approval of matters specified in conditions application for residential development including associated roads and landscaping (matters listed in condition 1 of planning consent 14/01238/PPP)

As stated in my response to the 2014 application although predominantly land fill the site does overly and contain elements of the western corner of the historic Landscape designed by William Adam for Drum House. Accordingly, this site was identified as occurring within an area of archaeological and historical significance. However the 2017 Landscape Statement/Design submitted by Paul Hogarth as part of 17/00696/AMC which covers this site, mitigated against any potential significant impacts. Accordingly it is considered that there are no archaeological implications in regards to this proposal.

Transport

No objection to the proposed application subject to the following being included as conditions or informatives as appropriate:

1. The proposed cycle parking associated with Plots 46-57 should be located within the or immediately adjacent to the block. The proposed location is not considered to be suitably located for the block, nor is it considered to provide sufficient security.

The applicant will be aware that:

a. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;

b. A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of Road Construction Consent;

c. New road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity;

d. Any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;

e. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;

f. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;

g. The developer must submit a maintenance schedule for the SUDS infrastructure for the approval of the Chief Planning Officer.

Waste

Response 1

Waste and cleansing services takes no stance either for or against the proposed development but as a consultee would make the following comments:

Waste and Fleet Services would expect to be the service provider for the collection of waste as this appears to be a development of houses and Flats. The application form refers to individual wheeled bins for main door dwellings but no mention of type of waste for the flats. Please provide drawings of the location of the bins store, types and quantity of bins and refuse vehicle collection points for houses and flats. Please provide estimated timescales of when this development will be complete and habited. An overall drawing of the development layout should also be provided.

It is imperative that adequate provision is made for the storage of waste off street, and that cognisance is taken of the need to provide adequate space for the storage of segregated waste streams in line with the Waste (Scotland) Regulations which require the source separation of dry recyclable materials, glass, food, etc.

Adequate provision should also be made for the effective segregation of materials within the building not just at the point of collection. Adequate access must also be provided to allow uplift of waste safely from the collection point taking into consideration the traffic flows at this busy location.

In view of these factors the developer must contact Waste Services on 0131 469 5667 or hema.herkes@edinburgh.gov.uk at the earliest point for advice relating to their options so that all aspects of the waste & recycling service are considered i.e. access for vehicles, health & safety, presentation points for kerbside bins and/or boxes and size of storage areas required in residential gardens for all bins & boxes etc.

Please also see attached architects guidance and checklist.

Response 2

NEW DEVELOPMENT: INDIVIDUAL

I refer to our email exchange, regarding the above new development which will consist of 62 individual properties. This letter is confirmation that agreement on the waste strategy, details below, and requirements for this development have been reached and that the following conditions will apply.

Please also ensure that a copy of this letter is provided to the builder / developer, site manager and the property management company.

Waste strategy for new developments

The City of Edinburgh actively promotes the provision of recycling facilities in all new developments and throughout the city. The Waste (Scotland) Regulations 2012 make mandatory the provision of specific household waste recycling services and our own waste strategy supports this. Recycling collections are integral to the overall waste collection system, so it is necessary to incorporate recycling facilities within your development.

Provision and collection of waste containers

For individual and other low density properties, we normally require the provision of a kerbside household waste and recycling service. This would consist of containers for residual waste, mixed recycling, food and kerbside sorted materials (i.e. glass, batteries, textiles and small electricals).

Information showing the dimensions of these containers has already been provided for your information in the architect instructions.

For your particular development at Candle Makers Park, we would require the following:

- 62 x 140 litre Grey residual wheelie bin*
- 62 x 240 litre Green recycling wheelie bin*
- 62 x 240 litre Brown garden waste wheelie bin*
- 62 x 25 litre Food Waste kerbside bin*
- 62 x5 litre kitchen caddy*

62 x 33 litre blue recycling box

It will be the builder/developer's responsibility to provide the residual and recycling containers in line with our requirements, as outlined in the architect instructions. We can assist with this and will recover the costs of doing so.

Responsibility for any bin storage areas will lie with the builder / developer until handed over to the property management company.

Property management

On completion of the building or individual block and when handover from the builder/developer has taken place the following requirement will apply:

- Property management company responsibility includes:*
- Ensure that all material, residual or recyclable, are deposited within the bins prior to collection*
- Removal of excess waste where residents do not use the containers provided*
- Removal of any dumped items e.g. furniture, carpets, white goods etc*
- General cleaning of any bin storage areas*
- Ongoing provision and maintenance of associated infrastructure, e.g. bin lifts, bin stores etc*

The City of Edinburgh Council responsibility includes:

- Provide initial guidance documentation for residents in using the recycling facilities*
- Servicing of residual and recycling waste containers as scheduled*

It is appreciated that new occupiers may initially have quantities of cardboard and other recyclable material generated from new appliances. We request that householders flatten cardboard boxes and deposit them in the mixed recycling bins provided. Large cardboard boxes should be flattened and placed alongside the containers for collection.

Information on the Council's special uplift service for the removal of bulky household items may be obtained by contacting 0131 529 3030.

NEW DEVELOPMENT: COMMUNAL

I refer to our email communications with you regarding the above new development which will consist of 12 flatted properties. This letter is confirmation that agreement on the waste strategy, details below, and requirements for this development have been reached and that the following conditions will apply.

Please also ensure that a copy of this letter is provided to the builder/developer, site manager and the property management company.

Waste strategy for new developments

The City of Edinburgh actively promotes the provision of recycling facilities in all new developments and throughout the city. The Waste (Scotland) Regulations 2012 make mandatory the provision of specific household waste recycling services and our own waste strategy supports this. Recycling collections are integral to the overall waste collection system, so it is necessary to incorporate recycling facilities within your development.

Provision and collection of waste containers

For flatted developments we normally require that communal wheeled containers are used for household waste and recycling. This would consist of containers for residual waste, mixed recycling, glass and food.

Information showing the dimensions of the communal containers has already been provided for your information in the architect instructions.

For your particular development at Candle Makers Park, we would require the following:

Bin store 1 - 12 flats

2 x 1280 litre Residual

2 x 1280 litre Mixed Recycling

1 x 360 litre Glass

1 x 240 litre Food

It will be the builder/developer's responsibility to provide the residual and recycling containers in line with our requirements, as outlined in the architect instructions. We can assist with this and will recover the costs of doing so. We require twelve weeks notice for bin orders, in order to arrange for the ordering, manufacture and delivery of bins. These should be submitted as a purchase order to the officer responsible for your development.

Responsibility for the bin storage areas will lie with the builder / developer until handed over to the property management company.

Property management

On completion of the building or individual block and when handover from the builder/developer has taken place the following requirement will apply:

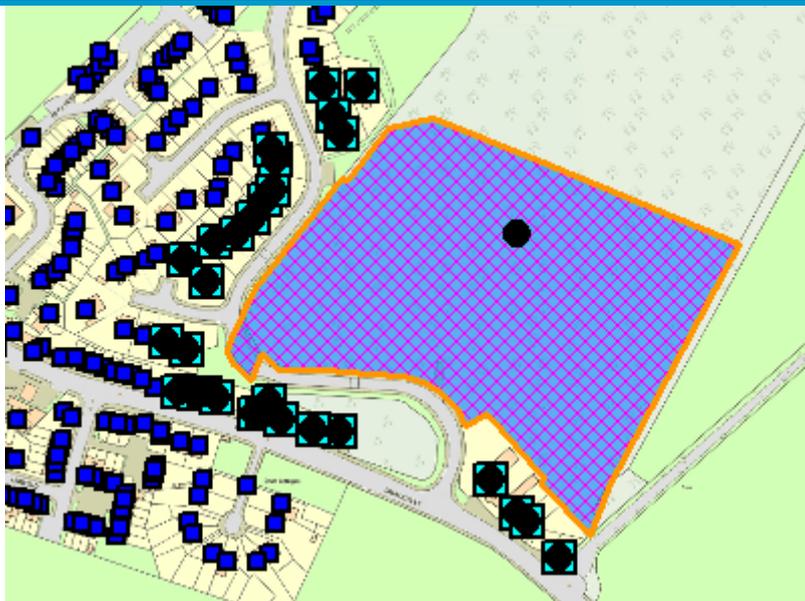
- Property management company responsibility includes:*
- Ensure that all material, residual or recyclable, are deposited within the communal bins prior to collection*
- Removal of excess waste where residents do not use the containers provided*
- Removal of any dumped items e.g. furniture, carpets, white goods etc*
- General cleaning of the bin storage areas*
- Ongoing provision and maintenance of associated infrastructure, e.g. bin lifts, bin stores etc*

*The City of Edinburgh Council responsibility includes:
Provide initial guidance documentation for residents in using the recycling facilities
Servicing of residual and recycling waste containers as scheduled*

It is appreciated that new occupiers may initially have quantities of cardboard and other recyclable material generated from new appliances. We request that householders flatten cardboard boxes and deposit them in the mixed recycling bins provided. Large cardboard boxes should be flattened and placed alongside the containers for collection. Excess waste can be taken to the local Community Recycling Centre, which are open 7 days a week. More information about these is on our website.

Information on the Council's special uplift service for the removal of bulky household items may be obtained by contacting 0131 529 3030.

Location Plan



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