

# Development Management Sub Committee

Wednesday 6 June 2018

**Application for Planning Permission 16/06275/FUL  
At 35 Lanark Road, Edinburgh, EH14 1TL  
Demolition of existing buildings and erection of purpose  
built student accommodation including change of use and  
all associated works (as amended).**

<b>Item number</b>	4.5
<b>Report number</b>	
<b>Wards</b>	A02 - Pentland Hills (Pre May 2017)

## Summary

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The proposal is acceptable in principle and is of a suitable design form and scale which will not have an adverse impact on the character and appearance of the surrounding area. The proposal does not raise any issues in respect of parking, road safety, landscaping, tree retention, biodiversity, flood prevention, waste provision, or equalities and human rights; and will not have a detrimental impact on the setting of any listed buildings, the amenity of neighbouring residents or development of a site of archaeological significance.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LDES01, LDES05, LDES10, LTRA02, LTRA03, LDES09, LEN03, LEN09, LEN10, LEN11, LEN12, LEN15, LEN16, LEN21, NSG, NSGD02, NSGSTU,
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# Report

## **Application for Planning Permission 16/06275/FUL At 35 Lanark Road, Edinburgh, EH14 1TL Demolition of existing buildings and erection of purpose built student accommodation including change of use and all associated works (as amended).**

### **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 application site comprises a car dealership and motor vehicle garage located on the southern side of Lanark Road. The site covers a total area of 0.17 hectares and is located directly adjacent to the Water of Leith which runs adjacent to its southern boundary.

The Union Canal and Towpath are situated directly to the north west of the site on the opposite side of Lanark Road. The Canal and the Slateford Aqueduct are scheduled ancient monuments. A group of category B listed buildings including the Cross Keys Inn (listing reference: LB30121, listing date: 12 December 1974), former Slateford Church (listing reference: LB30017, listing date 12 December 1974, and the Old Manse House (listing reference: LB30122, listing date: 12 December 1974) are located immediately to the south west of the site.

The surrounding area has a mixed residential/commercial character, consisting of one and two storey original historic buildings, some of which have been converted into commercial uses, and more modern contemporary style flatted buildings located to the north and west. Commercial uses including the Longstone Sainsbury's Supermarket and industrial units are located to the north.

The site is located adjacent to the Green Belt.

#### **2.2 Site History**

1993 - Planning permission granted to extend premises to form MOT unit (application reference: 93/00391/FUL).

22 May 2001 - Application for outline planning permission to demolish existing buildings and erect a 24 flatted development abandoned (application reference: 01/01143/OUT).

10 August 2001 - Planning application for the construction of a 3 metre high stone retaining wall around the site boundary of 37-39 Lanark Road abandoned (application reference: 01/00457/FUL).

3 February 2004 - Planning application for proposed flatted development of 29 units withdrawn (application reference: 03/03107/FUL).

20 January 2014 - Planning application for a proposed flatted development of 15 units withdrawn (application reference: 06/02249/FUL).

19 December 2016 - Planning permission refused for a change of use at 27, 35, 37-39 Lanark to purpose built student accommodation and erection of two new high quality, managed student residences. Both blocks were to have office/reception and communal area with associated facilities at ground floor level, landscaping, amenity space and cycle storage. The proposal was refused due to it primarily being a non-conforming use within the green belt, having a damaging impact on the Water of Leith Special Landscape Area, loss of trees and issues relating to design, form, scale, amenity of future occupiers and housing provision on the site (application reference: 15/05401/FUL).

## **Main report**

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### **3.1 Description Of The Proposal**

The proposal seeks planning permission for the construction of four separate blocks of purpose built student accommodation totalling 105 studio units. All of the individual units will be en-suite and encompass individual cooking facilities, with a main reception and break out area situated at ground floor within the courtyard block. One block will run parallel to the northern boundary of the site and will consist of three interlinked buildings with mansard roofs which rise in height from west to east. The easternmost building will measure 6.9 metres in height at eaves level and 10.15 metres in height at its highest point. The westernmost building will measure 11 metres in height to eaves level and 14.8 metres in height at its highest point. The exterior walls will be finished in white roughcast and the roof in cupa slates.

The building located adjacent to the eastern boundary of the site will be of pitched roof design encompassing a total of four storeys. The building will measure 10.7 metres in height to eaves level and 16.9 metres in height at its highest point. The exterior walls will be finished in red facing brick and the roof in cupa slates.

The proposal includes an access pend and internal courtyard accessed from Lanark Road. The courtyard provides parking provision for five vehicles, a bike store and two tier bike racks providing 100% cycle parking provision for the development.

The original proposal was amended to reduce the height of the building located adjacent to the eastern boundary of the site, increase the overall number of rooms from 92 to 105 and change the layout of the rooms. It is now intended for each individual room to have its own cooking facilities as opposed to communal kitchen areas for groups of rooms.

## Supporting Documents

The applicant has submitted the following documents in support of the application which are available to view via planning and building standards online services:

- Ecology Report
- Landscape and Visual Appraisal
- Design and Access Statement
- S1 Sustainability Statement Form
- Flood Risk Assessment and Drainage Strategy Report
- Visualisation

### **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 and will result in the creation of a satisfactory living environment;
- b) The proposal is of an appropriate design, form and scale and will not have a detrimental impact on the character and appearance of the surrounding area or the Water of Leith Special Landscape Area;
- c) The proposal raises any issues in respect of parking, road safety or waste provision;
- d) The proposal raises any issues in respect of landscaping and tree retention;
- e) The proposal will have any impact on the setting of listed buildings;
- f) The proposal will have an adverse impact on the amenity of neighbouring residents;
- g) The proposal will affect local biodiversity;

- h) The proposal raises any issues in respect of flood prevention;
- i) The proposal raises any issues in respect of contaminated land;
- j) The proposal raises any issues in respect of the development of a site of archaeological significance;
- k) Any issues raised in the representation have been addressed; and
- l) The proposal raises any issues in respect of equalities and human rights.

a) Principle of the Development

Policy Hou 8 of the adopted Edinburgh Local Development Plan states that planning permission for purpose built student housing will be granted where the location is appropriate in terms of access to university and college facilities by walking, cycling and public transport; and provided the proposal would not result in an excessive concentration of student accommodation to an extent that would be detrimental to the maintenance of balanced communities.

In addition to LDP policy Hou 8, the Council's Student Housing Guidance outlines the location and design guidance to be applied to proposals for student housing. Part a) accepts student housing in locations within or sharing a boundary with a main university. For locations out with criteria a), student housing will generally be supported on sites with less than 0.25 hectares (ha) of developable area. This application site does not share a boundary with a university or college campus but is not greater than 0.25 hectares in area. The nearest university facility is Napier University's Craiglockhart Campus which is located half a mile to the south east.

The site is located in very close proximity to both the Water of Leith Walkway and the Union Canal Footpath/Cycle Path. The Water of Leith Walkway can be accessed from Lanark Road directly. The Union Canal Cycle Path is situated close by to the north, with points of access provided from the Water of Leith Walkway at Slateford Aqueduct and the Prince Charlie Aqueduct located to the east of the site on Lanark Road. The Water of Leith Walkway provides pedestrian access to the north of the city, with the Union Canal providing ease of access to Fountainbridge, close to the city centre.

The site is served by four separate Lothian Buses bus routes. Bus numbers 34 and 36 provide direct access to the Heriot Watt campus at Riccarton, the Napier University campus at Sighthill and Edinburgh College. Bus number 36 also provides access to the Napier University Campus on Colinton Road. Numbers 34 and 44 provide access to the city centre with several stops situated within convenient walking distance of Edinburgh University's City Centre Campus.

The surrounding area has a mixed residential/commercial character which encompasses detached and semi-detached residential dwellinghouses, flatted properties and several commercial uses including the Longstone Sainsbury's and several warehouse units located to the north of the site. The site is not identified within the Council's Student Housing Guidance as having a concentration of students comprising more than 20% of the population, and is also identified as having a relatively low number of students living in both private accommodation and university managed accommodation. The nearest purpose built student accommodation building is the Mill House, located at 400 Gorgie Road located one mile to the North East. The introduction of student accommodation in this location will not therefore disrupt the balance of the community.

The proposal includes provision for 105 students to reside within the development and incorporates a break out area for students to socialise and meet in. Cooking facilities will be located within each room and laundry facilities will be provided on site.

96 of the proposed 105 living spaces comply with the vertical sky component test outlined in the Edinburgh Design Guidance and the majority of occupants will therefore be provided with acceptable levels of daylight. The site lies in relatively close proximity to Redhall Park and Meggatland Sports Complex, providing students with ease of access to outdoor amenity sites.

The site is not identified within the June 2014 LDP Housing Land Study as having a high probability of delivering housing and is not greater than 0.25 ha in area. Therefore, in accordance with criteria c) of the Student Housing Guidance, there is no requirement to include a portion of housing as part of the proposed development.

Given the lack of purpose built student accommodation nearby to the site and the existing varied character, it is not considered that the proposal will disrupt the existing community balance or have a detrimental impact on the character and residential amenity of the locality. The site is well served by existing transport links and will result in the creation of a satisfactory living environment.

A small section of the development along the south eastern and eastern boundaries will protrude into land which is designated as being green belt in the LDP. The areas affected encompass an 80 square metre section of ground to the south east on which the bike store and a section of two car parking spaces and the pitched roofed building will be constructed; and a 45 square metre section of land directly to the east which will be converted to hardstanding. The area of the development which will extend into the green belt comprises 7.3% of the overall site area and the majority of the site therefore falls out with the green belt. The area of land affected comprises a mixture of marsh and grass separating the existing vehicle storage yard from the Water of Leith.

LDP Policy Env 10 provides guidance on appropriate development within the green belt and to ensure that development keeps the landscape quality and/or rural character of the area. The area of green belt land which is affected is relatively small and represents a minor part of the overall site area. The land is not publically accessible and development on a small area of land which is already bordered by hardstanding will not detract from the landscape quality of the area. The section of the development situated within the green belt is acceptable and a minor infringement of policy Env 10.

The proposal is acceptable in principle and complies with LDP Hou 8. A minor infringement of LDP policy Env 10 in respect of the section of the development within the green belt is acceptable.

#### b) Character and Appearance of the Surrounding Area and the Water of Leith Special Landscape Area

LDP policy Des 1 states that planning permission will not be granted for poor quality or inappropriate design that would be damaging to the character and appearance of the area around it. Policy Des 10 states that planning permission will be granted for development on sites adjoining a watercourse were the proposal provides an attractive frontage to the water. In addition policy Env 11 states that planning permission will not be granted for development which would have a significant adverse impact on the special qualities of Special Landscape Areas.

The three blocks of accommodation situated along the northern boundary of the site all rise gradually in height as they progress to the east. The highest point of the westernmost block sits in line with the highest point of the Cross Keys Public House situated to the west. The gradual rise in the height of the buildings serves to mirror the manner in which the topography of the street results in the buildings situated to the west of the site reducing in height gradually when approaching the application site from the west, providing a sense of symmetry within the streetscape.

The pitched roof red brick block adjacent to the eastern elevation of the site forms the most prominent feature on the site. The height of this building has been reduced from the original scheme, and its overall impact on the character of the streetscape is acceptable. The block will not obscure views of the south bank of the Water of Leith when approaching the site from the east.

The use of roughcast and red brick for the exterior walls and cupa slate for the roof tiles is appropriate and adequately reflects the appearance of neighbouring buildings situated on the southern side of Lanark Road. Several of the buildings situated on the southern side of Lanark Road to the west of the site encompass white roughcast and render on their respective elevations, while the premises at number 47-49 is built from red sandstone. The surrounding buildings encompass a variety of roof styles and pitches; and the roof styles of the blocks on the site will not form incongruous features within the streetscape.

The southern boundary of the site directly adjoins the Water of Leith. However, the site is currently in use as a motor vehicle repair facility and as such is not directly accessible to members of the public. In addition, the area of the development highlighted in section a) of the report as being within the green belt is also situated within the Water of Leith Special Landscape Area (SLA). The area affected is small in scale and concerns an area of land which is already bordered by hardstanding. The proposal will predominantly maintain the degree of separation which currently exists between buildings on the site and the Water of Leith and will not have an adverse impact on the SLA.

The proposal will not have an adverse impact on the character and appearance of the surrounding area, the frontage to the Water of Leith, or the Water of Leith SLA. The proposal complies with LDP policies Des 1, Des 10 and Env 11.

### c) Parking, Road Safety and Waste Provision

LDP policies Tra 2 and Tra 3 state that planning permission will be granted for development where proposed car parking and cycle parking provision complies with the standards set out in Council guidance.

The proposal includes provision for five car parking spaces and one cycle storage space per resident which will be provided through an indoor bike store and two tier bike racks situated in the south western corner of the site. The Roads Authority was consulted on the proposal and raised no objection to the proposed parking or cycle provision. No concerns were raised in respect of road safety issues.

LDP policy Des 5 states that planning permission will be granted for development where it has been demonstrated that refuse and recycling facilities have been sensitively integrated into the design. The proposal includes provision for refuse storage on site.

The City of Edinburgh Council no longer operates a refuse collection facility for commercial and non-domestic premises. The premises operator will be responsible for making arrangements with a private contractor for the storage and disposal of waste from the site.

The proposal does not raise any concerns in respect of vehicle parking, cycle parking or road safety and complies with policy Tra 2.

### d) Landscaping and Tree Retention

LDP Policy Env 12 states that Development will not be permitted if likely to have a damaging impact on trees or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

Nine trees situated on the section of land located between the eastern and southern boundaries of the site and the Water of Leith are shown as being earmarked for removal as part of the construction process on the submitted tree removal plan. However, the land on which these trees are situated does not form part of the application site boundary as defined by the red line running around the site on the submitted location plan. This land is only denoted as being under the ownership of the applicant. Any permission granted would not therefore encompass the trees shown on this plan. In addition, these trees are not located within a conservation area and are not covered by a Tree Preservation Order and the planning authority does not have any direct control over their maintenance or removal.

A cluster of eight fraxinus alnus trees located within the south western corner of the site are denoted as being retained and will be monitored during the construction process and once under the new site management. These trees are not denoted for removal as part of this application.

A condition will be attached requiring detailed landscaping and tree protection measures to be submitted for final consideration by the planning authority before development commences on site.

The grant of planning permission does not remove the requirement to obtain any other necessary consents required in connection with works to remove trees out with the application site. An informative to this effect will be included with any consent granted.

The proposal does not raise any issues in respect of tree preservation and landscaping and complies with LDP Env 12.

#### e) Setting of listed buildings

LDP policy Env 3 states that development affecting the setting of a listed building will be permitted only if not detrimental to the setting of the building.

The application site borders three listed buildings situated directly to the west. The Cross Keys Public House, the former Slateford Church and the Old Manse are all category B listed buildings.

The development reduces in height towards the west of the site. An area of open space provides a degree of separation between the development and the church and manse house, ensuring neither will be dominated by the proposal. The height of the block sited closest to the Cross Keys Pub will not extend beyond the highest point of the building, ensuring its setting is not adversely affected.

The proposal will not be detrimental to the setting of the nearby listed buildings and complies with LDP policy Env 3.

#### f) Amenity of Neighbouring Residents

Policy Des 5 states that planning permission will be granted for development where the amenity of neighbouring developments is not adversely affected.

The development will not result in any adverse overshadowing or loss of daylight for any nearby residential property. The windows on the blocks which face onto a boundary wall adjoining a residential property to the west are all a minimum of nine metres away from the boundary, maintaining minimum privacy requirements.

Purpose built student accommodation is expected to include provision for on-site managerial and security personnel to be present at the premises on a 24 hour basis. The continual presence of on-site staff would ensure that the behaviour of students residing within the premises can be monitored and ensure any instances of anti-social behaviour occurring on the premises are dealt with effectively.

The proposal complies with LDP policy Des 5 and will not have an adverse impact on the amenity of neighbouring residents.

#### g) Impact on Biodiversity

LDP policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected by European Law. LDP Policy Env 15 states that development likely to have an adverse impact on flora, fauna, landscape or geological features of a local nature conservation site will not be permitted.

The section of the Water of Leith situated directly to the south of the application site is designated as being a Local Nature Conservation Site in the LDP. In addition, the area of the site highlighted in sections a) and b) as being with the green belt and Water of Leith Special Landscape Area is also designated within the LDP as a Local Nature Conservation Site. Any development on the site therefore has the potential to affect local biodiversity and wildlife habitats. An ecology survey was undertaken in 2017 and submitted in support of the application detailing the potential impact of the proposal on local wildlife and biodiversity. The impact of the proposal is considered to be acceptable subject to conditions prohibiting tree works during periods which may affect bird breeding, and requiring a method statement for the removal of invasive species identified on site which were identified by the survey.

The proposal will not have an adverse impact on local biodiversity or species protected by European Law, or the flora, fauna landscape or geological features of the local nature conservation site. The proposal complies with LDP policies Env 15 and Env 16.

#### h) Flood Prevention

LDP policy Env 21 states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself.

Both the Council's Flood Prevention Section and the Scottish Environmental Protection Agency (SEPA) were consulted on the potential flood risks of the proposal. Neither Flood Prevention nor SEPA raised any objection to the final scheme and the proposal will not increase a flood risk or be at risk of flooding itself.

The proposal complies with LDP policy Env 21.

#### i) Contaminated Land

Environmental Protection was consulted on the proposal and requested that a condition be attached to any final consent requiring a contaminated land survey to be undertaken. A condition requiring a survey will be included as part of any permission issued.

#### j) Development of a Site of Archaeological Significance

LDP policy Env 9 states that planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from either a desk-based assessment that no significant archaeological features are likely to be affected by the development.

The City Archaeologist was consulted on the proposal and raised no objection subject to the inclusion of a condition requiring a written scheme of investigation to be submitted and agreed by the planning authority.

The proposal does not raise any issues in respect of the development of a site of archaeological significance and complies with LDP Env 9.

## k) Issues Raised in Representations

### **Objection Comments**

#### **Material Considerations:**

- The proposal involves development within the green belt - addressed in section 3.3 (a).
- Proposal represents overdevelopment and will have a detrimental impact on the character and appearance of the surrounding area - addressed in section 3.3 (b).
- Proposal will have a detrimental impact on the landscape of the Water of Leith - addressed in section 3.3 (d).
- Insufficient parking provision - addressed in section 3.3 (c).
- Proposal will result in unacceptable pressure on local cycle network - addressed in section 3.3 (c).
- Loss of trees - addressed in section 3.3 (d).
- Adverse impact on local biodiversity and wildlife - addressed in section 3.3 (g).
- Proposal will have a detrimental impact on the setting of nearby listed buildings - addressed in section 3.3 (e).
- Proposal will have a detrimental impact on the amenity of neighbouring residents - addressed in section 3.3 (f).
- Proposal will have an adverse impact on local waste collections - addressed in section 3.3 (c).
- The proposal does not include provision for residential accommodation - addressed in section 3.3 (a).

#### **Non-Material Considerations**

- the application site is denoted as being adjacent to the green belt in the adopted Edinburgh Local Development Plan but is not located within the green belt.
- The company name of the existing company using the site should be clarified before the application proceeds - the name of the company using the site at present is not a material consideration in respect of this application.
- Issues relating to ownership of land reclaimed from the water of Leith - issues relating to land ownership are a civil issue.

## Support Comments

### Material Considerations

- Proposal is acceptable in principle - addressed in section 3.3 (a).
- Proposed development is of an appropriate design and does not have an adverse impact on the character of the surrounding area - addressed in section 3.3 (b).
- Proposal will encourage use of local cycle network - addressed in section 3.3 (c).

### Community Council

Craiglockhart Community Council (CCC) and Longstone Community Council (LCC) both objected to the proposal. CCC raised objection to the principle of the proposal, the height, form and scale of the development, the impact of the development on the character and appearance of the surrounding area and the setting of the Water of Leith, transport, parking and the impact on local biodiversity. LCC objected on similar grounds and also in relation to the levels of daylight which would be received by future occupants and loss of trees.

#### l) Equalities and Human Rights

The proposal has been assessed and does not raise any issues in respect of equalities and human rights.

#### Conclusion

In conclusion, the proposal is acceptable in principle and is of a suitable design form and scale which will not have an adverse impact on the character and appearance of the surrounding area. The proposal does not raise any issues in respect of parking, road safety, landscaping, tree retention, biodiversity, flood prevention, waste provision, or equalities and human rights; and will not have a detrimental impact on the setting of any listed buildings, the amenity of neighbouring residents or development of a site of archaeological significance.

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

### 3.4 Conditions/reasons/informatives

#### Conditions:-

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

2. Prior to the commencement of development, a site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development. Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
4. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012" Trees in relation to design, demolition and construction".
5. Prior to the commencement of development, a method statement shall be submitted to the planning authority detailing what measures shall be employed to eradicate Japanese Knotweed and Himalayan Balsam located on the site. The measures outlined in any such statement to be implemented prior to the occupation of the development.
6. No tree works or scrub clearance shall occur on site from 1st March through to 31 August each year.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to safeguard protected trees.
5. In order to prevent the spread of Japanese Knotweed and Himalayan Balsam and safeguard the local environment.
6. In order to avoid disturbance during bird breeding.

#### **Informatives**

It should be noted that:

1. 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.
2. 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.
3. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
4. All energy systems must comply with the Clean Air Act 1993 and that Environmental Protection will not support the use of biomass.
5. The site should be served by at least one electric vehicle charging outlet and should be of the following standard; 70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVs G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.
6. Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
7. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth).
8. 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.
9. Any gate or doors must open inwards onto the property.
10. Any hard standing outside should be porous, to comply with 'Guidance for Household' published in December 2012.
11. Any works to the footway 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).
12. 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 Head of Transport 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. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport.

13. This application site is defined as being all land within the solid red line as shown on approved drawing 03A, agents reference PL (2-) 003. Any consent granted shall only be applicable to land situated within the application site. This consent does not extend to the additional land denoted as being owned by the applicant and outlined in shaded blue on approved drawing 03A, agents reference PL (2-) 003. The granting of this consent does not remove the requirement to obtain any other necessary consents to undertake development or tree removal on the land out with the application site.
14. Any combined heat and power plant (CHP) installed on the site must be compliant with the Clean Air Act 1993.

## **Financial impact**

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

There are no financial implications to the Council.

## **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**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The proposal attracted thirty five letters of objection, three neutral comments and eighteen letters of support. Individual letters of objection were received from Craiglockhart Community Council, Longstone Community Council and the Water of Leith Conservation Trust. A full summary of the matters raised by objectors and supporters can be found in section 3 of the main 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**

The site is designated as being within the urban area in the adopted Edinburgh Local Development Plan.

### **Date registered**

20 December 2016

### **Drawing numbers/Scheme**

01 - 02, 03A, 04, 05B, 06A, 07A, 08B, 09B, 11B, 12B,, 13B, 14A, 15A, 16-19,

## **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: James Allanson, Planning Officer

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## **Links - Policies**

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### **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 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 10 (Waterside Development) sets criteria for assessing development on sites on the coastal edge or adjoining a watercourse, including the Union Canal.

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

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 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 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.

### **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** Student Housing Guidance interprets local plan policy, supporting student housing proposals in accessible locations provided that they will not result in an excessive concentration.

# Appendix 1

## **Application for Planning Permission 16/06275/FUL At 35 Lanark Road, Edinburgh, EH14 1TL Demolition of existing buildings and erection of purpose built student accommodation including change of use and all associated works (as amended).**

### **Consultations**

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#### Archaeology

*Further to your consultation request I would like to make the following comments and recommendations concerning this application for the demolition of existing buildings and erection of purpose built student accommodation including change of use and all associated works.*

*The site occupies the eastern half of the historic village of Slateford which, as the name suggests, grew up around the historic ford across the Water of Leith at this point. Occupation around such an important ford is likely to have occurred prior to the first reference to the settlement here in the mid-17th century (Stuart Harris Place Names of Edinburgh, 1996) with the road forming main medieval route between Edinburgh & Lanark. Little is accurately known about the pre 19th century layout of Slateford, though the 17th and 18th century maps suggest that its main focus was split between the site of its mill on Logie Green Road and on the eastern bank of Water of Leith (the site of the current public house). By the mid-19th century settlement on the western bank had developed with a range of buildings shown occupying this application site on the 1st edition OS map (the remains of which are still seen in the surviving boundary wall fronting Lanark Rd)*

*Mills have existed on the Water of Leith at Slateford from probably the medieval period, with Slateford Waulk Mill first recorded in 1659. This 17th century mill stood on the opposite side of the Lanark Road, too the south of the Union Canal Aqueduct. The development site is known to overly the remains of the mill-lade associated with this 17th-20th century Mill. Furthermore, it is recorded that a sluice gate once stood on the river boundary of the site before disappearing under a development of the car park by late 1980's. The date of the current stone weir is unknown however it is likely to date at least in part to the 17th century given its association with Slateford Mill.*

*The site is regarded as occurring within an area of archaeological significance relating both to the historic Settlement of Slateford and in particular its post-medieval milling industry. As such this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan Policies ENV9.*

### *Historic Buildings*

*The current site is occupied by a range of buildings and boundary walls which appear to date back in part to the 19th century. The proposed scheme will see the demolition of these structures and walls considered to be local archaeological interest, as such their loss is considered as having a significant but acceptable impact subject to their recording. Accordingly, if permission is granted it is essential that prior to and during demolition that a detailed historic building survey is undertaken. This will require the production of surveyed phased plans and elevation (interior and exterior) along with detailed descriptions and photographic analysis /survey.*

### *Buried Archaeology*

*As stated this site is regarded as being of archaeological significance primarily in terms of its post-medieval industrial and settlement archaeology associated with Slateford. The proposed development will require extensive excavations in terms of demolition, construction, landscaping, utilities etc. Accordingly, it is recommended that a programme of archaeological excavation is undertaken post-demolition and prior to development.*

*In essence this will see a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site. The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection of the surviving mill dams/lade and the full excavation, recording and analysis of any further surviving archaeological remains.*

### *Archaeological Public Engagement*

*Further given the potential importance of these remains in terms of the local Slateford Area and the Water of Leith, it is recommended that the programme of archaeological works contain a programme of public/community engagement (e.g. site open days, viewing points, temporary interpretation boards) the scope of which will be agreed with CECAS.*

*Accordingly, it is essential that the following condition is attached to this consent to ensure that undertaking of the above elements of archaeological work are undertaken.*

*'No demolition/development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (historic building recording, preservation, excavation, reporting & analysis and publication) 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.*

## Environmental Protection

*This application proposes to demolish a vehicle repair and car sales garage and erect residential student apartments. A dwelling house on the site is also to be demolished. There is a public house located to the east of the site separated by the Water of Leith. A public house, the former church which is in use as a business and the former church manse which is in residential use are located to the west of the application site. The Water of Leith is located to the south of the site boundary. To the North of the site is the Lanark Road, a Railway Viaduct and a large Sainsbury Store.*

*Current uses of the site would indicate that it has the potential to be contaminated and in this regard the site would need to be assessed and remediated where required in the event of any consent being granted. A condition is recommended below in this regard.*

*However, before Environmental Protection could consider supporting this application, it will be necessary to know if the applicant intends installing a Combined Heat and Power plant (CHP), what fuel type will serve the CHP and what the power inputs/outputs will be.*

*Any CHP must be compliant with the Clean Air Act 1993.*

*In addition, due to the proximity of the proposed development to a busy main road and line of sight with a railway viaduct it is considered appropriate that a noise impact assessment be undertaken to determine the effect of road and rail traffic noise on the proposed residential apartments.*

*It is highlighted in Edinburgh's Local Transport Strategy 2014-2019 that the Council seeks to support increased use of low emission vehicles and support the extension of the network of Electric Vehicle (EV) charging points.*

*The City of Edinburgh Parking Standards for Development Management also now encourages the use of EVs. It states that the Council is likely to introduce a requirement for EV charging infrastructure which depends on how charging technology evolves this includes:*

- Dedicated parking spaces with charging facilities.*
- Ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.*

*Developers should now consider the potential for EV charging as they develop their proposals. Based on currently available technology Environmental Protection recommends that the site is served by at least one electric vehicle charging outlet and should be of the following standard;*

*70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.*

*Grants are also available for the installation of EV charge points more information can be found at;*

<http://www.energysavingtrust.org.uk/scotland/Organisations/Transport/Electric-vehicles/Electric-Vehicle-Charge-Point-Funding>.

*We encourage the developer to work with this service to produce a Green Travel Plan which should incorporate the following measures to help mitigate traffic related air quality impacts;*

- 1. Car Club facilities (electric and/or low emission vehicles).*
- 2. Provision of electric vehicle charging facilities.*
- 3. Public transport incentives.*
- 4. Improved cycle/pedestrian facilities and links.*

*Environmental Protection also advise the applicant that all energy systems must comply with the Clean Air Act 1993 and that Environmental Protection will not support the use of biomass.*

#### *Informative*

*Prior to the commencement of any construction works on site:*

- (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
- (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

*Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.*

*Electric vehicle Charging outlet(s) should be of the following standard:*

*70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.*

*Electric vehicle charging points should be installed in accordance with Transport Scotland's Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles (2013).*

*When available the applicant shall provide details of all the boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993*

#### SEPA

*Thank you for your consultation email which SEPA received on 3 February 2017.*

## *Advice for the planning authority*

*We object to this planning application on the grounds of a lack of information regarding flood risk and surface water drainage. We will review this objection if the issues detailed below in Section 1 and 2 are adequately addressed.*

### *1. Flood risk*

*1.1 We have reviewed the information provided in this consultation and it is noted that the application site (or parts thereof) lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of fluvial flooding.*

*1.2 Insufficient information is provided with this consultation for us to assess flood risk at this site. We therefore object to this development until a Flood Risk Assessment is provided in support of the application. We will review our objection on flood risk grounds if a Flood Risk Assessment demonstrates that the development accords with the principles of Scottish Planning Policy, Flood Risk Management (Scotland) Act 2009 and SEPA Guidance.*

*Continued.....*

*1.3 No finished floor levels have been provided on the basement level plan. We would require information on the likelihood of the basement flooding during a 1:200 year event, including an allowance for climate change. Consideration may also need to be given to the use of water resilient/resistant materials during construction.*

*1.4 Finished floor levels are set to be at 61.6mAOD. We would like clarification that the finished floor levels are above the 1:200 year flood event including a freeboard allowance, as well as due consideration given to climate change.*

*1.5 Details should be provided of any volume of floodplain lost and associated compensatory storage. This should be calculated using the design flows, giving due consideration to climate change. A hydraulic model should be run to show pre- and post- development water levels at the site and also upstream and downstream to ensure there is no impact on flood risk.*

*1.6 It should also be demonstrated that safe access/egress from the property can be provided during a 1 in 200 year flood event.*

*1.7 In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.*

### *2. Surface water drainage*

*2.1 We have also objected to the application as there do not appear to have been any proposals for surface water drainage included. We will review this objection if a scheme for sustainable drainage (SUDS) surface water treatment is provided which demonstrates there will be no unacceptable adverse impact on the water environment.*

*2.1 To demonstrate that adequate SUDS are being provided for the development, the applicant will need to support the SUDS scheme with the output from the Simple Index Approach (SIA) Tool (as set out in Chapter 26 of the SUDS Manual). An "SIA total" should be provided for (a) roads, (b) roofs and (c) parking and hardstanding areas along with a drainage plan confirming what SUDS treatment will be provided on site.*

2.2 Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.

2.3 Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in the CIRIA C697 manual entitled *The SUDS Manual*. Advice can also be found in our Guidance Note *Planning advice on sustainable drainage systems (SUDS)*. Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.

*Continued.....*

### 3. Waste water drainage

3.1 The planning application details that the proposed development will be utilising the public sewer for foul drainage. The applicant should consult with Scottish Water to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development. If the proposal should change we would wish to be consulted at the earliest opportunity.

### *Detailed advice for the applicant*

#### 4. Flood risk

4.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland.

4.2 We refer the applicant to the document entitled: "Technical Flood Risk Guidance for Stakeholders". This document provides generic requirements for undertaking Flood Risk Assessments. Please note that this document should be read in conjunction Policy 41 (Part 2).

4.3 Our Flood Risk Assessment checklist should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist our review process.

4.4 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

4.5 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to the City of Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice in line with the phases of this legislation.

### *Regulatory advice for the applicant*

#### 5. Regulatory requirements

5.1 Any works to the river banks, including reinforcement or alteration, are likely to require authorisation from us under the Water Environment (Controlled Activities) (Scotland) Regulations 2011.

Continued.....

5.2 Our preference would be that all the technical information required for all permissions and licensing is submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising.

5.3 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulations team in your local SEPA office at:

Silvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT tel: 0131 273 7296

We are now in a position to remove our objection to the proposed development on flood risk grounds. Notwithstanding the removal of our objection, we would expect Edinburgh Council to undertake their responsibilities as the Flood Prevention Authority.

#### *Advice for the planning authority*

##### *1. Flood Risk*

1.1 We previously responded to this application on the 12th of February 2018. We maintained our objection and requested that the Flood Risk Assessment (FRA) be updated to take account of SEPA's advice on design flow estimates and recommendation for the relocation of building footprints so that they are sited outwith the agreed 1 in 200 year flood extent.

1.2 Since our previously letter it has been agreed between SEPA and Kaya Consulting that a flow of 79.5m<sup>3</sup>/s is to be used for the 1 in 200 year event. Kaya Consulting have since sent in a revised 1 in 200 year flood extent, which we accept.

1.3 Review of drawing PL(2-)003 indicates that the bike store on the south side of the east building will encroach into the functional floodplain. The bike store will be at risk from floods approaching the design flood event but we are satisfied that accommodation will be located outwith the 200 year flood extent. We would recommend that flood resistant and resilient materials are used during the design and construction of the development.

Continued.....

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#### *Detailed advice for the applicant*

##### *2. Flood Risk*

###### *Caveats & Additional Information for Applicant*

2.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>.

2.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

2.3 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice in line with the phases of this legislation and can be downloaded from <http://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>.  
Regulatory advice for the applicant.

### 3. Regulatory requirements

3.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).

3.2 Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.

3.3 You may need to apply for a construction site licence under CAR for water management across the whole construction site. These will apply to sites of 4ha or more in area, sites 5 km or more in length or sites which contain more than 1ha of ground on a slope of 25 degrees or more or which cross over 500m of ground on a slope of 25 degrees or more. It is recommended that you have pre-application discussions with a member of the regulatory team in your local SEPA office.

Continued

-3-

3.4 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

Silvan House SEPA 3rd Floor 231 Corstorphine Road Edinburgh EH12 7AT  
Tel: 0131 449 7296

### Police Scotland

We would welcome the opportunity for one of our Police Architectural Liaison Officers to meet with the architect to discuss Secured by Design principles and crime prevention through environmental design in relation to this development.

## Roads Authority

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

1. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
2. 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;
3. Any gate or doors must open inwards onto the property;
4. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
5. Any works to the footway 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)
6. 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 Head of Transport 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. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport;
7. A welcome pack should be provided for each resident containing a high quality map of the neighbourhood, showing cycling, walking and public transport routes to key local facilities, plus timetables for local buses and trains. The applicant should consider providing at least a month's bus or rail travel vouchers for each resident.

Note:

- o Current Council parking standards require between 9 and 17 spaces for the development of 97 student rooms. The applicant proposes to provide 5 spaces. Given the restricted nature of the site, the proximity to public transport, the on-road parking restrictions and the proposed travel plan, this is considered acceptable in this case;
- o There are 'Greenway' restrictions on Lanark Road which prevent parking and loading at certain times. There is no intention to amend these restrictions in connection with this development and the applicant should ensure that the proposed development does not require amendments to the restrictions or layout of the road. It is noted that the submitted drawings do not accurately reflect the existing road layout.

## Flood Prevention

*I have now reviewed the most recent copy of the FRA and am happy for this to proceed to determination.*

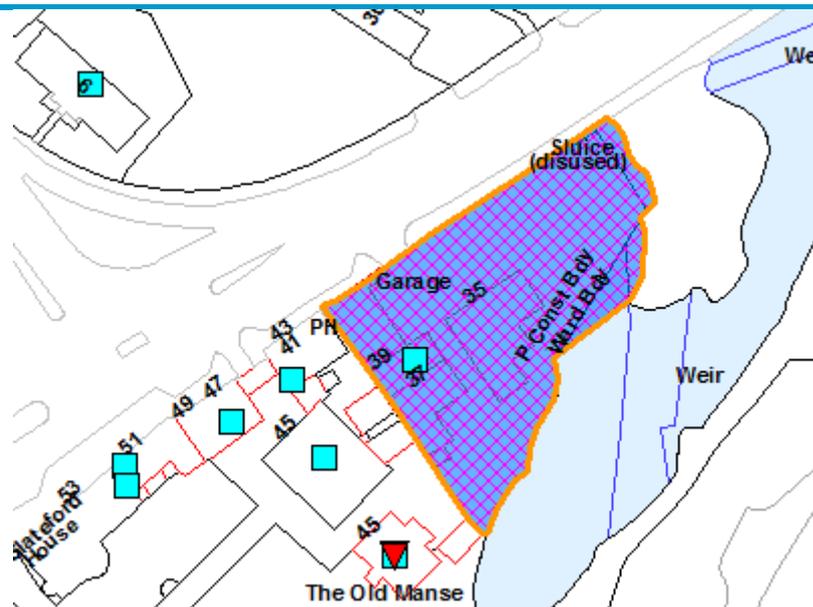
*Please note my previous comment from email 10 October about the surface water discharge-*

*"The proposed diameter of the vortex flow control device is 63mm. Flood Prevention request that best practice is followed and a diameter of 75mm is selected to minimise blockage risk. The subsequent*

increase in surface water flows will be acceptable to CEC and updated calculations will not be required to be provided by SBA."

## Location Plan

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**END**