

Development Management Sub Committee

Wednesday 15 August 2018

Report for forthcoming application by

Springfield Properties PLC. for Proposal of Application Notice

18/03389/PAN

**At Land 90 Metres West Of 20, The Wisp, Edinburgh
Residential development of approximately 150 flatted dwellings, landscaping, and associated ancillary works.**

	4.1
Item number	
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform Development Management Sub-Committee of a forthcoming detailed application for residential development with landscaping and associated ancillary works at Land 90 metres West of 20, The Wisp, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted this Proposal of Application Notice on 3 July 2018.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is 2 hectares, approximately rectangular in shape and lies to the south-east of Edinburgh. It is currently part undeveloped greenfield land. This application site is an enlargement of the site granted planning permission in principle for residential development under 16/00216/PPP and it now includes adjoining land to the north and south. Within the south of the site, the area now included comprises two existing workshop units and storage yard, as well as part of an adjoining application site with planning permission for housing. To the north the site includes part of the tree belt of Hunters Hall public park.

The site adjoins Hunters Hall Public Park to the north. To the east is the Thistle Timbers builders supply yard which has planning permission (application number 15/04151/FUL and currently under construction), to extend up to boundary with the application site. To the south and west planning permission has already been granted for residential development up to the site's boundary.

The site is currently accessed by vehicles from The Wisp, although potential accesses could be formed from the new housing areas to the west and south.

2.2 Site History

20 June 2018 - Planning permission in principle is minded to grant subject to legal agreement for residential development and associated works (application number: 16/00216/PPP).

Neighbouring Sites

Land At Greendykes Road (Thistle Timbers)

23 December 2016 - Planning permission granted for class 6 (storage and distribution) - formation of builders supply yard as extension to existing yard (application number: 15/04151/FUL).

Land 213 Metres Southwest Of 22 The Wisp

17 February 2016 - Planning permission was granted following an appeal for a residential development (comprising 72 units) and associated works on the site to the south (application number: 13/02660/FUL).

10 October 2017 - Planning permission was granted for a remix of the residential development approval 13/02660/FUL, construction of 80 residential units and associated works (as amended) (application number: 16/04373/FUL).

Land At Greendykes Road

22 July 2010 - Planning permission in principle for residential development (as amended) was granted (application number: 07/01644/OUT).

26 October 2012 - Approval of matters specified in condition application was approved for residential development (application number: 12/01109/AMC).

1 February 2013 - Permission granted for works to facilitate new residential development associated with planning application reference 12/01109/AMC on land at Greendykes Road Edinburgh (application number: 12/03189/FUL).

21 February 2013 - Permission granted for residential development at Greendykes Road Edinburgh Greendykes Masterplan Area AH2 (application number: 12/03665/AMC).

21 September 2017 - Planning permission granted for residential development as part Greendykes Masterplan Site areas C and D at Greendykes Road, Edinburgh (application number: 13/01342/FUL).

Land At Cauldcoats - Midlothian Council

16 December 2014 - Application submitted for planning permission in principle for residential development; erection of primary school; and mixed use development (application number: 14/00910/PPP).

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for residential development of approximately 150 flatted dwellings, landscaping works and associated ancillary works. No further details of the proposed flats have been submitted however as the site is approximately 2 hectares in size this equates to 75 dwellings per hectare.

3.2 Key Issues

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

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

The site is located within the urban area and open space as defined in the Edinburgh Local Development Plan (LDP). Planning permission in principle was granted for residential development subject to legal agreement for the majority of this site at Development Management Sub-Committee on 20 June 2018. However the inclusion of the area of open space within this PAN will need to be assessed against policy ENV 18 (Open Space Protection).

b) The design, scale and layout are acceptable within the character of the area and wider regeneration;

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance. Notwithstanding that the proposal is for 150 flats, there will be a requirement for a mix of types and sizes, including affordable housing.

A Design and Access Statement will be provided with the application.

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

There is an existing vehicle access from The Wisp to the workshops and a pedestrian connection diagonally through the site from the south/west corner to the northern boundary and into Hunter's Hall Public Park. The proposals should have regard to the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance.

Transport information including provision for cycling and walking, will be required to support the application to assess the effect of the proposal on local roads and to support active travel.

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

The applicant will be required to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

The proposal will be assessed in line with the consultation draft supplementary guidance on Developer Contributions on Infrastructure Delivery and the relevant Development Plan provisions. On site affordable housing will be required. The provision of affordable housing should reflect the mix of units and be tenure blind.

The eastern edge of the site is bounded by a timber yard - a potential noise source within the vicinity of the site. An acoustic survey must be submitted to address noise sources. The design will need to include mitigation measures, for example the inclusion of acoustic buffering or specific location of windows within residential properties, to address any potential impacts identified.

The impact on the tree belt on the boundary with Hunter's Hall Public Park will also need to be assessed.

An air quality assessment will be required given the cumulative impacts of development within this area.

In order to support the application, the applicant will likely be required to submit the following documents:

- Planning Statement;
- Design and Access Statement;
- Pre-application Consultation Report;

- Landscape and Visual Impact Assessment;
- Site Investigation Report;
- Transport Information;
- Flood Risk assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Ground Conditions Report;
- Ecological surveys; and
- Sustainability Statement.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

One public exhibition took place in the Springfield Sales Cabin, Milligan Drive on Wednesday 1 August 2018 from 1pm to 7pm.

The event was advertised in the Edinburgh Evening News, two weeks prior to the consultation event. Craigmillar, Gilmerton and Inch, and Danderhall and District (Midlothian) Community Councils, Liberton and Gilmerton and Portobello and Craigmillar Neighbourhood Partnerships, and ward councillors and MSP's have been notified of the proposal.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Chief Planning Officer

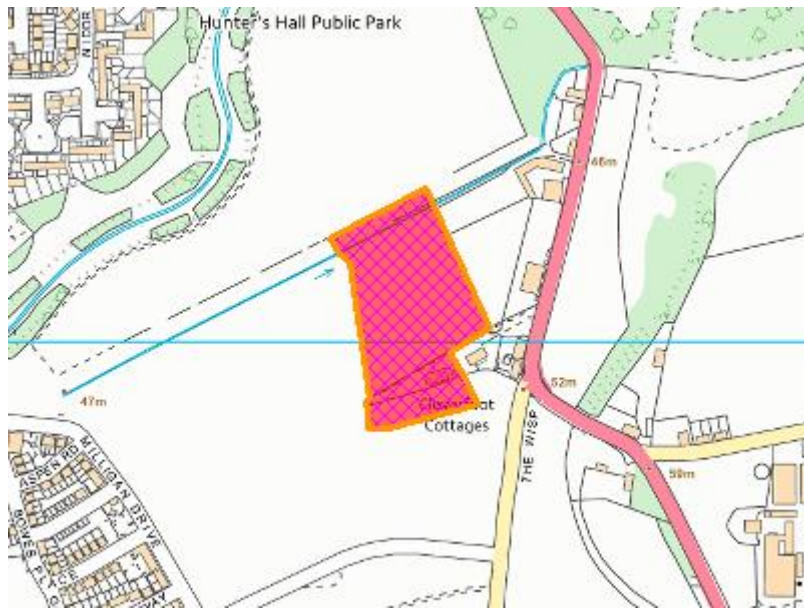
PLACE

The City of Edinburgh Council

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Location Plan



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