

**Full Planning Application
at
29-31 Murrayburn Road
Edinburgh
EH14 2TF**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Change of use from fire brigade maintenance depot and car auctions to builders' merchant.
Applicant: MKM Building Supplies.
Reference No: 04/00677/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
3. Prior to the issuing of planning permission, the developer shall enter into a Section 75 legal agreement to provide for the following:
 - To contribute the sum of £2000 for the improvements to pedestrian access arrangements on Murrayburn Road.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to safeguard the amenity of neighbouring residents and other occupiers.
 3. In the interests of pedestrian safety.
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2 Main report

Site description

The application site is on the south side of Murrayburn Road. The site area is 1.09ha with the existing buildings on the site having an area of 1983 square metres. Access to the site is from Murrayburn Road via a private access which serves other commercial properties.

Part of the site was used by the fire brigade engineering section as a maintenance workshop and part as a car auction.

Site history

There is no relevant planning history for this site.

Development

The proposal is for a change of use of the premises to a builder's merchant, primarily supplying materials to the building trade. It is expected that initially 15 staff will be employed rising to approximately 40 within the first 18 months of trading. The applicant has predicted that the proposal will attract 60 to 80 vehicles on average daily. Of these 10 will be deliveries, mainly using lorries, with customers using vans.

Access for all vehicles will be via the existing access from Murrayburn Road. Materials will be stored/displayed in the buildings on the site and in the open. A car park for customers and staff will be provided.

The applicant has submitted a supporting statement which is available in-group rooms. This includes information on a) The proposed development and b) a planning assessment.

Consultations

Environmental and Consumer Services

This Department has no objections to the above application, subject to the following condition:

The design and installation and operation of any plant, machinery or equipment shall be such that the combined noise from all plant, machinery and equipment complies with NR25 when measured within any nearby living apartment.

Transport

No objections to the application subject to the following condition being applied:

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.

For the developer to enter into a suitable legal agreement to provide for the following:

To contribute the sum of £2000 for the improvements to pedestrian access arrangements on Murrayburn Road.

Representations

One letter of representation has been received in respect of the proposal. The reason for objection may be summarised as follows:

- increased traffic flow
- increased noise levels
- impact on parking in Parkhead Drive

Policy

The proposal is subject to the business policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

Relevant Policies:

SWELP

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

DWELP

Policy ED2 New Industrial and Business Development, allows for the acceptability of classes 4,5 and 6 within existing business and industrial areas providing criteria relating to the impact on residential amenity, traffic impact, scale and character are acceptable.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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?

ASSESSMENT

To address the determining issues, the Committee needs to consider:

- a) whether the proposed use is acceptable in this location;
- b) whether the design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity or road safety.

a) The principle of a class 6 use on the site is supported in policy ED of the South West Edinburgh Local Plan and ED2 of the Draft West Edinburgh Local Plan which designate the site for business purposes.

b) The proposal seeks to utilise the existing buildings and no further built development is proposed. The proposed transport layout (as revised) is supported by Transport.

c) The proposal seeks to utilise an existing site which had a high level of car generation. It is considered that the storage of building materials on the site will not increase the intensification of use. The site is screened by an existing landscape buffer and the storage areas would be in excess of 30 metres from the nearest residential property. The applicant has advised that the use will only operated from 7.00am to 6pm and in this regard, with the exception of some deliveries after 6pm the proposal should not impact upon the residential amenity of the area.

Transport have raised no objection to the proposals. The applicant has agreed to the £2000 contribution to improvement to pedestrian access arrangements.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 25 -Parkhead

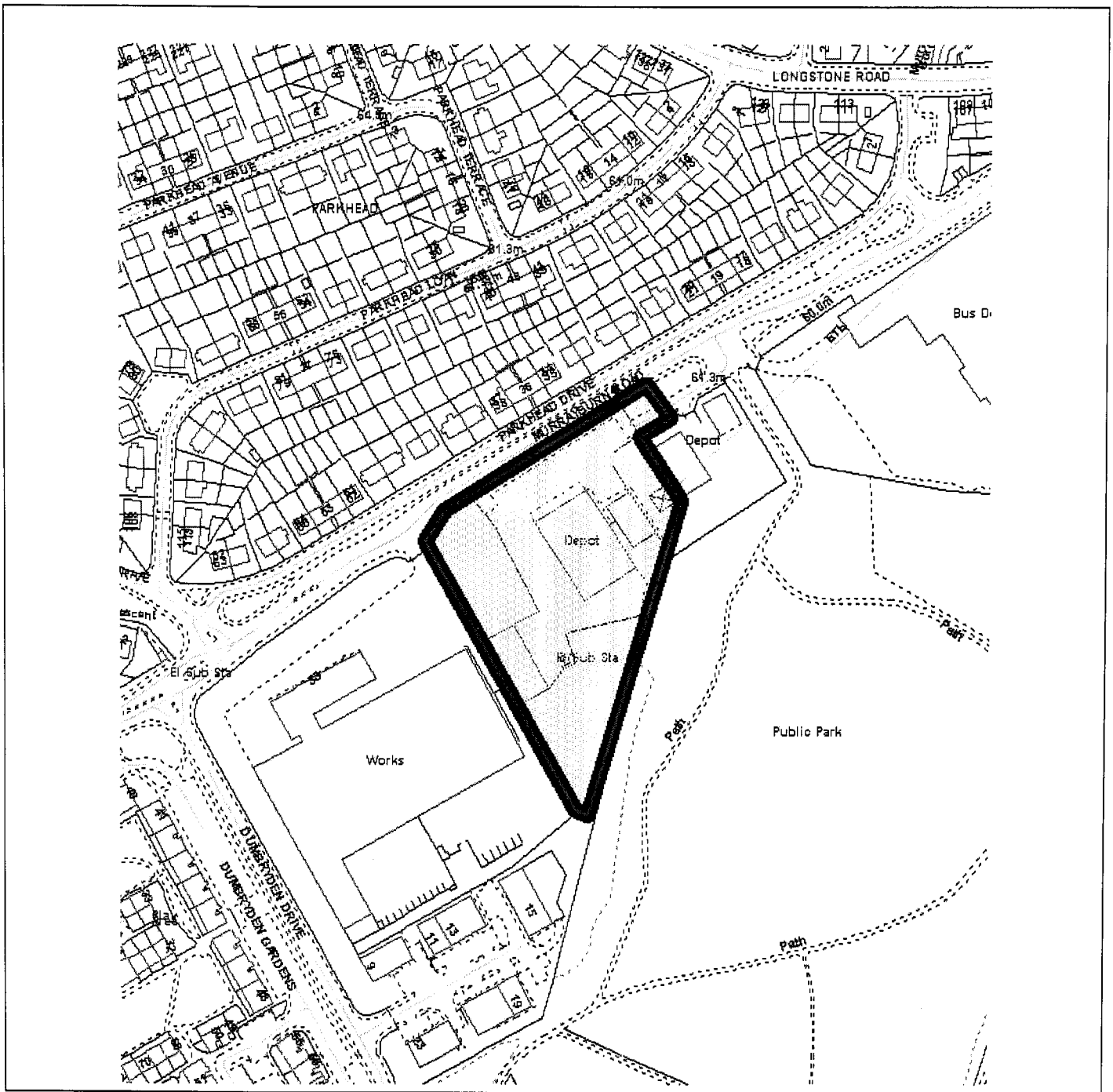
Local Plan South West Edinburgh Local Plan
Draft West Edinburgh Local Plan

**Statutory Development
Plan Provision** Business and Industry

File

Date registered 22 March 2004

**Drawing numbers/
Scheme**



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PLANNING APPLICATION

Address	29-31 Murrayburn Road, Edinburgh, EH14 2TF		
Proposal	Fire brigade maintenance depot/car auctions		
Application number:	04/00677/FUL	WARD	25- Parkhead

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**