

Full Planning Application 08/01425/FUL
at
15 Main Street
Kirkliston
EH29 9AE

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

10 September 2008

1 Purpose of report

To consider application 08/01425/FUL, submitted by Kingsgate Homes. The application is for: **Demolition of existing public house and erection of new mixed - use development comprising 1 retail unit and 12 flats**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site is located to the north of Main Street, some 80 metres from its junction with Queensferry Road/ Station Road. It includes a public house, its car parking area at the rear, and a beer garden situated in the south east corner of the site. It is this latter area that is within the amended conservation area boundary. It is grassed and includes two trees.

To the north and west of the application site are modern dwelling houses, whilst to the east there is a traditional stone, single storey building now in use

To the north and west of the application site are modern dwelling houses, whilst to the east there is a traditional stone, single storey building now in use as a dentist. To the rear of this building is a residential property. On the opposite side of Main Street are residential properties and a car repair garage.

The application site is located within a mixed commercial/ residential area.

Part of the site located within the Kirkliston Conservation Area.

Site History

A planning application for the demolition of the existing public house and the erection of a mixed-use development comprising a retail unit and 11 flats was withdrawn on 6 February 2008 (ref. 07/04962/FUL).

Description of the Proposal

It is proposed to demolish the existing public house and erect a two-and-a-half storey building, which would front on to Main Street and include 12 flats with a retail unit in part of the ground floor. Eight of the properties would be two-bedroom flats, with the four in the roof space being one-bedroom flats. All of the residential units would be dual aspect.

A pend would provide access to the rear of the site, where the residents' car and cycle parking areas and open space are located. Each of the three ground floor flats would have private garden ground to the front and rear of the building. Recycling and refuse bins would be located under the pend. External materials include render, natural and cast stone, western red cedar, timber window frames and doors, and clay pantiles.

The design of the proposal has been amended to introduce hipped roofs to the west and east elevations of the building, with the addition of solar panels on the roof.

Supporting Statement

A Design Statement and a Sustainability Statement have been submitted in support of the proposed development. These are available to view on the Planning and Building Standards Portal.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

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 these determining issues, the Committee needs to consider whether:

- a. The principle of the use is acceptable in this location.
- b. The scale and design of the proposal is acceptable and preserves or enhances the character and appearance of the conservation area.
- c. The proposal would adversely affect residential amenity or road safety.
- d. The proposal is acceptable in terms of education and affordable housing provision, and achieving targets set for sustainable construction and energy generation.

a. The use of the building on the application site as a public house has ceased. The site is within the settlement boundary of Kirkliston where residential use is supported. The local plan also includes part of the frontage of the site as retail. Therefore, the principle of the site's redevelopment for residential and retail use is acceptable.

b. The Kirkliston Conservation Area character appraisal emphasises that the centre of the conservation area is based around the 12th Century Norman Church which stands on an elevated position above a bend in the River Almond and it is the traditional dwellings which flank the High Street that form the historic core of the village. The conservation area extends beyond the core in order to protect the open spaces around the Church and the riverside

setting of the old village. The application site lies to the north of the historic centre of Kirkliston. It is the small area of the site that was the public house's beer garden that is within the conservation area and it includes two trees. The proposal would require their removal. Replacement and additional tree and shrub planting can be secured by planning condition to areas to the front and rear of the building. The trees adjacent to the site's eastern boundary are worthy of retention and their protection during construction works can also be secured by planning condition. The development of the site would not be detrimental to either the character or appearance of the conservation area.

The application site is located on that part of Main Street that is to the west of the crossroads, where the properties vary in height and style. There is no dominant building type and amongst the stone built traditional properties that line the street are modern buildings occupying infill plots.

The proposed building's ridge height corresponds with that of other two-storey buildings found on this part of Main Street. Traditional features, such as clipped eaves, have been incorporated in to the design of the proposed building. To reduce the mass of the proposed development, its front building line is staggered, whilst hipped roofs have been introduced to reduce the perceived bulk of the building when viewed from either side. The scale and design of the proposed development is acceptable in this location.

c. The proposed development fronts on to Main Street. To the rear there are private gardens for the ground floor flats with open space beyond for use by all of the residential occupiers of the development. Given the overall depth of this private and public space, there would be no loss of privacy for the existing property to the rear of the application site. The site would be bounded by 1.8m high timber fencing. The first floor windows in the gables would either serve non-habitable rooms or overlook neighbouring roofs. The secondary window serving a kitchen in the western gable would be fitted with glass blocks to prevent overlooking.

To the east, the proposed building is in a gable to gable situation where no account is taken of overshadowing when the depth of a proposed building is less than 12.5m and there is a regular street layout. This would apply in this direction. To the west of the site is a modern, single-storey dwelling which is positioned at an angle to the road. Given the proposed building's distance from the western boundary, its eaves height and there being a wide driveway adjacent to the mutual boundary, there would not be an issue with overshadowing in this direction.

Conditions can be imposed on the retail aspect of the proposal to address both noise and delivery and collection times.

There is 100% car parking provision and secure cycle spaces associated with the residential element of the development, all of which are accessed via a pend. An adequate amount of off-street parking is proposed. Cycle parking is also proposed adjacent to the retail unit. To the west of the application site, pedestrian traffic lights have been installed recently on Main Street. A

contribution to speed reducing measures and the Council's Safer Routes to School programme can be secured by legal agreement.

d. Contributions to affordable housing and education provision can be secured by legal agreements. The latter would require agreements to be made with both this Council and West Lothian Council, who would withdraw its holding objection to the proposal if such agreements are signed.

With regards to the sustainable aspects of the proposal, solar panels would be provided for the top floor flats and there would be recycling bins incorporated in the scheme. In addition, porous paving would be used for all hard standing areas of the site.

The proposal meets or exceeds the threshold figures in the Council's Sustainable Building Standards. On reducing climate change impacts, the design exceeds the threshold figure by 2. This has been achieved by energy efficiency savings on CO2 emissions amounting to 11%, and renewable energy savings on CO2 emissions amounting to 8.5%. The proposal adopts an acceptable sustainable approach to construction and future energy requirements, as demonstrated in the score table reproduced below:

| | Points Applicable | Points Scored | Threshold |
|-----------------------------------|-------------------|---------------|-----------|
| Principle 1 Design Quality | 7 | 5 | 4 |
| Principle 2 Inclusion, Health | 12 | 7 | 8 |
| Principle 3 Renewable energy | 32 | 14 | 12 |
| Principle 4 Sustainable Resources | 17 | 8 | 8 |
| Principle 5 Improve Recycling | 6 | 4 | 4 |
| Principle 6 Sustainable Operation | 8 | 3 | 3 |
| Totals | 82 | 41 | 39 |

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidelines, preserves the character and appearance of the conservation area, and would not prejudice residential amenity or road safety. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to materials, residential amenity and parking, landscaping and tree protection, waste management, and to appropriate legal agreements.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

| | |
|---|---|
| Contact/tel | Suzanne Walker on 0131 529 3903 |
| Ward affected | A01 - Almond (NEW) |
| Local Plan | Rural West Edinburgh |
| Statutory Development Plan Provision | Mainly Residential Protected Retail Frontage |
| Date registered | 28 April 2008 |
| Drawing numbers/ Scheme | 01b, 02a, 03a, 04, 05 Scheme 2 |

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application
Application Address: 15 Main Street
Kirkliston
EH29 9AE

Proposal: Demolition of existing public house and erection of new mixed - use development comprising 1 retail unit and 12 flats

Reference No: 08/01425/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Assessment (Services for Communities)

No objections subject to the following conditions:

- 1) *The retail unit shall be restricted to Class 1 and 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.*
- 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) *The sound insulation properties or sound transmission characteristics of the structures and finishes in the retail unit shall be such that no impact or airborne noise from the normal operations within the application retail premises is audible in any neighbouring living apartment.*
- 4) *Deliveries and collections, including waste collections, to be restricted to 07.00-20.00 hours Monday to Saturday and 09.00-17.00 hours Sunday.*

City Development (Strategy and Investment) – 2 May 2008

This application is for 12 residential units. Therefore, the affordable housing policy will be applied to 15% of the proposed accommodation units, meaning that a minimum of 1 unit will be required under the affordable housing policy in this application.

As the affordable housing policy is to be applied to fewer than 20 units arising from this application a commuted payment in lieu of units provided on-site may be considered by the Council. In this case, the commuted sum payable would be the sum of £49,311 (forty nine thousand, three hundred and eleven pounds).

It is suggested that the payment date for the commuted sum will be regulated through a Section 75 Agreement, and that it should be payable upon the granting of planning permission.

City Development (Strategy and Investment) – 7 August 2008

The option of providing a 1 bedroom flat as a Discounted Sale property, secured as Affordable Housing in perpetuity by Legal Agreement, is in line with the Affordable Housing Policy, in line with the Affordable Housing Contribution required on this site as outlined in the Department's response (of 2 May 2008) to the Planning Consultation regarding this site, and therefore would be acceptable in providing the Affordable Housing Contribution on this site.

Transport Planning (Development Control)

No objections to the application subject to the following conditions being applied.

All accesses must be open for use by the public in terms of the statutory definition of 'road' and are required to be the subject of applications for road construction consent.

One of the twelve parking spaces shall be marked as a disabled space. Parking is to be non-allocated.

Two cycle spaces shall be provided at the access point to the retail unit.

One grit bin shall be provided at the entrance to the pend.

Prior to the issuing of consent the applicant shall enter in to a suitable legal agreement to make provision for the following;

Contribute the sum of £10,000 for the introduction of speed reducing measures on the road network (Reason: increased vehicular/pedestrian movements as a result of development over the existing use of the development site).

Contribute the sum of £5,000 to the Department's Safer Routes to School programme (Reason: extension to existing school requires improved access for pedestrian and cyclists).

Contributions payable prior to commencement of site with contributions utilised within 5 years or returned to developer.

Infrastructure and Support (Children and Families)

Comments are based on a residential development of 12 flats.

This site is located within the catchment areas of;

** Kirkliston Primary School*

** Queensferry High School*

RC provision in Kirkliston is provided by West Lothian Council and you will need to contact them separately for a response.

There is capacity at Queensferry High School, but proposed new development will utilise the existing capacity at the school and an extension is proposed. Developer contributions of £3,600 are sought towards works to alleviate accommodation issues at the school.

All developer contributions are based on July 2006 prices and will be index linked to the RICS Tender Price Index at the time of payment.

West Lothian Council

As per the previous application on this site that was withdrawn, West Lothian Council wishes to make a holding objection in relation to this proposal as there is insufficient capacity at the catchment denominational secondary school (St Margaret's Academy in Livingston) and at the catchment denominational primary school (St Nicolas Primary School in Broxburn) to accommodate the scale of development proposed in this application.

West Lothian Council would be prepared to withdraw this objection if agreement can be reached on securing developer contributions to provide additional school capacity and agreement can be reached on appropriate planning conditions which prevent

development commencing until such time as there is commitment to deliver the necessary school infrastructure in West Lothian.

West Lothian Councils specific requirements as follows:

* The applicant should be required to enter into a legal agreement regarding contributions for the proposed new denominational secondary school at Winchburgh. Contribution levels should be in accordance with the council's supplementary planning guidance on contributions for the provision of the new denominational secondary school, a copy of which has already been sent to the City of Edinburgh Council.

* The applicant should be required to enter into a legal agreement which requires the applicant to fund an extension to St Nicholas Primary School at Winchburgh. The council has come to this conclusion having had regard to its supplementary planning guidance on denominational primary schools within the eastern part of West Lothian. A copy of this supplementary planning guidance has been issued to the City Of Edinburgh Council previously. The scale of the extension will need to be agreed with West Lothian Council. It should be noted that the funds for the school extension should include School Commissioning Costs in accordance with the supplementary planning guidance, approved by the council's Education Executive in January 2008.

* As there is insufficient capacity at the present time to allow the development to proceed, any planning permission which is issued by the City of Edinburgh council must contain suspensive conditions which prevent housing units being occupied until:

- (1) Contributions are received from the applicant relative to the relevant denominational catchment primary school of St Nicholas School in Broxburn.
- (2) There is a commitment from various developers to construct the first phase of the new denominational secondary school at Winchburgh. West Lothian Council does not expect to obtain such commitment until mid 2008 at the earliest as the council will not be determining planning applications for core development area proposals until the outcome of the public inquiry into the Finalised West Lothian Local Plan is known. It should be noted that lack of denominational secondary school capacity in West Lothian is a major constraint and could significantly delay the start date for the proposed development.

As you will be aware, the Action Plan for the Rural West Edinburgh Local Plan clearly identifies the need for developer contributions from this proposed development for the provision of additional denominational school capacity in West Lothian. This is also a requirement of the latest Action Plan for the Edinburgh and the Lothian's Structure Plan.

Policy HOU 5 of the approved Edinburgh and the Lothian's Structure Plan is relevant. This clearly states that planning permission should not be granted for housing development until all the relevant infrastructure in the Action Plan and/or

local plan is provided or committed. The position of West Lothian Council on this planning application is consistent with Policy HOU 5 of the E&LSP.

You should be aware that discussions between West Lothian Council and the City of Edinburgh Council on the Framework Agreement which will set out the mechanism for collecting developer contributions for the proposed denominational secondary school are ongoing. It is hoped that these discussions will be brought to a satisfactory conclusion shortly.

We note and welcome the approach that has been undertaken relative to the application at Almondhill, North of Kirkliston under application reference 06/05149/OUT and would welcome the same approach with this application in regard to securing appropriate developer contributions for education in West Lothian, relative to this application.

BAA

the proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. BAA has no objection to this proposal, but makes the following observation.

Cranes:

Given the nature of the proposed development it is possible that a crane may be required during construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of practice for the safe use of cranes, for operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4; Cranes and other Construction Issues (available at www.caa.co.uk/srg/aerodrome)

Kirkliston Community Council

The Community Council accepts that a number of our objections to the initial application have been addressed by this subsequent submission, and as previously stated; we do accept a redevelopment of this site in principal.

However, we still believe that the proposal represents a vast overdevelopment of the site. The site is currently occupied by a one-storey building, but the new building as proposed will comprise three stories. This enormous increase in height will have a significant impact on the privacy afforded to neighbouring properties, and also on the building mass along Main Street. A development of this size, in such a prominent position in the centre of the village, would be completely out of character with other buildings along the Main Street.

A second major concern regards the provision of parking spaces. As previously stated we feel that a ratio of one parking space per property is wholly inadequate for 2 bedroom flats situated on a main road. In addition, the City of Edinburgh Council is currently installing a 'puffin' crossing on Main Street at the top of the footpath that

leads to the Medical Centre. This is just a few yards to the west of the proposed development. The positioning of the zigzags could mean that new residents and their visitors may not even be able to park outside their own homes, and will have to search further afield to find a suitable parking space.

Other areas of concern that still stand from the initial submission are as follows:

* There will be an impact on the school roll. With the proposed development of some 600+ houses to the north of the village, and the redevelopment of the former Scotmalt site, plans have already been put in place to extend the existing school. However, at no time has any further significant residential development been factored into the projected school roll numbers.

* There will be significant disruption to the Main Street during the building work. Following the reopening of the B800, Kirkliston has unfortunately become a traffic blackspot, and any major work taking place near to the crossroads will have a major impact on local traffic flow. We have already seen the levels of disruption caused by the current work on the new Scotmid site, and do not wish a repeat of this.

To reiterate, we are not opposed to a redevelopment of this site. The public house currently situated on the site has had a fairly colourful reputation over the years, and many local residents would not regret its removal from the landscape. However, any proposed development must, first and foremost, be in keeping with the character of the Main Street. The proposal before us still does not meet this criterion. There are also a number of other issues (listed above) that nullify the positive aspects of this development.

On behalf of the people of Kirkliston, we urge you to reject this proposal in its current form.

Representations

The application was advertised on 9 May 2008 and attracted five letters of representation from local residents.

The material points of objection/ concern are:

- a. Design issues, taken account of in assessment (b)
 - height

 - b. Residential amenity issues, taken account of in assessment (c)
 - overshadowing and loss of privacy
 - noise and disturbance

 - c. Transport issues, taken account of in assessment (c)
 - parking problems and road safety
- Other points raised are not material.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The Rural West Edinburgh Local Plan locates the application site partly within a Protected Retail Frontage: the area to the rear is within a residential area within the settlement boundary, where the existing residential character and amenities are to be safeguarded. The south east corner of the site is located within Kirkliston Conservation Area.

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy H2 says that housing development will be supported on sites HSP1 to HSP7

Policy H3 supports the development of housing on infill sites within the built-up areas provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses or is detrimental to the character and amenity of the area.

Policy H5 says that all new housing should harmonise with and reflect the character of its surroundings and should adhere to the criteria set out in the policy.

Policy H7 states that new residential development in the local plan shall include affordable units in the proportions set out in the plan.

Policy R5 says that proposals for retail development will be supported on suitable sites in the defined local centres and frontages identified in Policy R1

Policy E35 says that developments in Conservation Areas will only be permitted where all features which contribute to the special character and appearance of the areas are retained.

Policy E36 says that Development proposals in a conservation area should take into account the area's special interest and how its character and appearance may be preserved or enhanced

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Other Relevant policy guidance

The Kirkliston Conservation Area Character Appraisal emphasises the predominant building form of small-scale, mainly symmetrical vernacular cottages and houses with simple pitched roofs, providing a unified character; the consistency in the use of traditional materials and the prevalence of residential use.

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Proposal: Demolition of existing public house and erection of new mixed - use development comprising 1 retail unit and 12 flats

Reference No: 08/01425/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. 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.
4. The sound insulation properties or sound transmission characteristics of the structures and finishes in the retail unit shall be such that no impact or airborne noise from the normal operations within the application retail premises is audible in any neighbouring living apartment.
5. Deliveries and collections, including waste collections, shall be restricted to 07.00-20.00 hours Monday to Saturday and 09.00-17.00 hours Sunday.

6. 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 Head of Planning & Strategy before work is commenced on site.
7. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
8. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS5837: 2005 " Trees in relation to construction", or similar as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.
9. The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
10. All accesses must be open for use by the public in terms of the statutory definition of 'road' and are required to be the subject of applications for road construction consent. Prior to occupation of the development, one grit bin shall be provided at the entrance to the pend.
11. One of the twelve parking spaces shall be marked as a disabled space and parking is to be non-allocated. Two cycle spaces shall be provided at the access point to the retail unit.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
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5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. In order to ensure that the approved landscaping works are properly established on site.
8. In order to safeguard protected trees.
9. In order to enable the planning authority to consider this/these matter/s in detail.
10. In order to safeguard the interests of road safety.
11. In order to ensure that the level of off-street parking is adequate.

INFORMATIVES

It should be noted that:

1. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close an aerodrome. This is explained further in Advice Note 4 'Cranes and Other Construction Issues'.
2. Consent shall not be issued until a suitable legal agreement has been concluded with the Council with regard to the following:
 - a. The provision of a one-bedroom flat as a discounted sale property to be secured in perpetuity as affordable housing.
 - b. A financial contribution to the Council's safer Routes to School programme.
 - c. A financial contribution for the introduction of speed reducing measures on the road network.
 - d. A financial contribution to Children and Families to alleviate accommodation pressures in the local catchment area.

In addition, prior to the issuing of consent the applicant shall conclude an agreement under Section 69 of the Town and Country Planning (Scotland) Act with West Lothian Council to make necessary contributions towards the provision of the denominational sector serving Kirkliston.

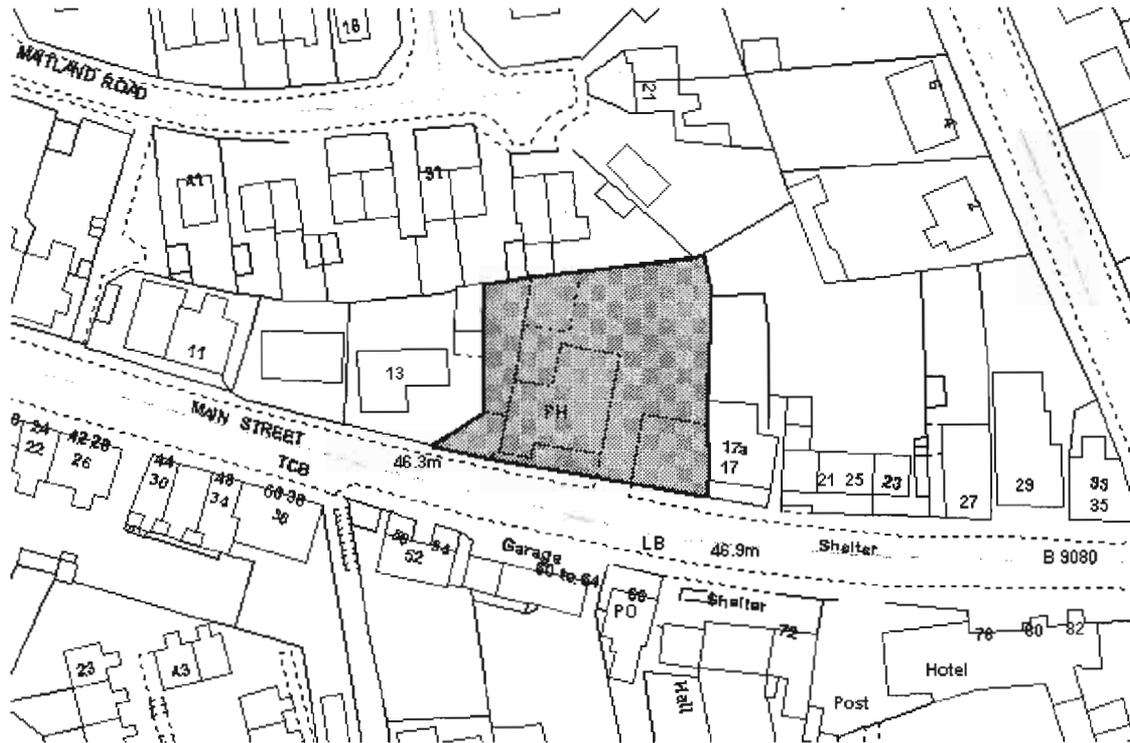
3. The development shall be carried out in accordance with the measures identified in the approved Sustainability Statement Form. The applicant should submit a Self Declaration Form to the Head of Planning and Strategy on completion and prior to occupation unless otherwise agreed.

End

Application Type Full Planning Application

Proposal: Demolition of existing public house and erection of new mixed - use development comprising 1 retail unit and 12 flats

Reference No: 08/01425/FUL



Location Plan

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