

Full Planning Application 04/02835/FUL

at

Burdiehouse Terrace/ 27-31 Burdiehouse Road

Edinburgh

EH17 8AQ

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

6 July 2005

1 Purpose of report

To consider application 04/02835/FUL, submitted by Mr Long.. The application is for: **Demolish 4 houses and erect 28 flats and associated parking area (revised scheme).**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is triangular in plan, with its acute-angled southern apex located at the convergence of Burdiehouse Road and Burdiehouse Terrace, and has an area of 0.24 ha. It is occupied by a mixed group of four detached dwellings of about 1930/50s date (bungalows to two-storey housing).

Although the Burdiehouse Terrace frontage is flat, there is a marked change in level across the site which rises some 4.5 metres up to its north-west corner on the Burdiehouse Road frontage. The main road frontage, itself, falls by about 4.5 metres in height from its northern boundary to its southern apex. A public footpath follows the fall in the Burdiehouse Road along the western boundary of the site, linking to Burdiehouse Terrace.

Burdiehouse Road comprises a dual carriageway to the south of the application site, approaching from the City by-pass and rising in a sweeping

curve from a dip at the Burdiehouse Burn crossing. It narrows to a single, four-lane carriageway in the vicinity of the application site and then levels off towards a traffic-light junction at Captain's Road.

There is a mixture of bungalows and modern, two-storey housing on the opposite (west) side of Burdiehouse Road. These are separated from the development site by the main road carriageway and by a separate service road and are thus located some 25-50 metres from the site boundary. These houses have a floor level some 2-3 metres above the main road level. A row of 1930s bungalows continues the main road frontage to the north of the site.

There is a post-war estate of two-storey semi-detached houses on the facing Burdiehouse Terrace frontage (east). The nearest of these have floor levels about 0.5 metres below street level. Immediately adjoining the site to the north, at this lower street level, is a flat-roofed detached building used as a hot-food take-away shop.

Site history

Application Site:

No relevant history.

Other Sites:

20 October 2004 - A planning application has been submitted for the erection of 20 flats in a 3 and 4-storey block on the site of the former Old Bordeaux Public House, Old Burdiehouse Road (04/03884/FUL).

7 December 2004 - A planning application has been submitted for the erection of 15 flats in a three-storey block at 1-3 Burdiehouse Road (Captain's Road corner) (04/04421/FUL).

Description of the Proposal

Scheme 3

The original 25 units proposed for the main block have now been reduced to 21. These comprise 17 x 2 bedroom and 4 x 3 bedroom units. The revised level of accommodation has allowed the overall building footprint, height and mass to be scaled down. The design still features a mix of 2, 3 and 4 storey accommodation cores, but the extent of 4 storey accommodation has been reduced, with the overall length of the street frontage being reduced by c.10m, thus creating a larger area of open space at the northern end of the development. The building has been divided into 4 distinct component parts, each having an upward projecting 'wave' roof form, these being linked by 3 flat roofed, glazed stairwells, set back from the main frontage.

The townhouses in the North East corner of the site have been substituted with 7 x 1 bedroom flatted units (Scheme total 28 dwellings), to create a

reconfigured 2-3 storey stepped block. This features a curved roof form, and ties in closely with the design of the main block. The private gardens proposed in Scheme 2 have been omitted, and substituted with communal amenity space.

The covered car parking deck and visitor parking included in the previous scheme has been omitted from these latest proposals. Alternative provision has now being made through basement parking (8 spaces), an area of surface parking in the central part of the site (13 spaces) with access taken from Burdiehouse Terrace. Further parking provision for the smaller flatted block has being made at the back of the footway on Burdiehouse Terrace (7 spaces). A secure cycle storage facility has been provided in the basement of the main block.

Areas of usable amenity space have been distributed around the site, as a result of the 2 separate blocks being reconfigured and car parking arrangements being revised.

In terms of elevational detail and material finish both blocks have been similarly treated as follows:-

- White smooth render, with buff reconstituted stone detail for base course detail and feature panels
- Horizontal timber cladding for the upper part of the elevations,
- Glazed stairwells
- uPVC windows and patio doors
- End feature bay at the prominent southern apex of the site and entrance screens - Coated Aluminium curtain walling
- Roof - Standing seam and membrane roofing (grey),
- Coated steel for roof trims and flashings (dark blue)

The applicant has not amended the model previously submitted for Scheme 2

Scheme 2

This initial amended proposal was to erect 25 x 2-bedroom flats in a block, fronting Burdiehouse Road, rising from two storeys to four storeys in height. Car parking provision for the flats was to have been made through a covered parking deck in the basement area (25 spaces), this included cycle and bin storage and was accessed from Burdiehouse Terrace. An area of usable amenity space and SUDS was to have been provided on the roof of the car parking deck, with 4 visitor parking spaces being provided on the Burdiehouse Terrace frontage.

A separate block of three, 3-bedroom town houses, fronting Burdiehouse Terrace was proposed in the north-east corner of the site. These included private gardens, integral garages and visitor parking spaces. (Total 28 dwellings).

The main flatted block was divided into four stairwells with each section being linked by flat-roofed, recessed glazed stair wells, and the curved sections sculpted to provide a flowing form along the site.

The applicant submitted a model illustrating the development in the context of neighbouring houses and the slope of the land.

Scheme 1

The initial submission included two additional flats on an extra floor at the southern apex of the main block, taking it up to five storeys in height. (Total 30 dwellings). The southern apex section had an angular, flat-roofed, stepped form.

3 Officer's Assessment 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 whether a) the proposal is acceptable in relation to housing policies, b) the design of the development is appropriate to its surroundings, c) the layout complies with adopted standards, d) there are any constraints to the development and e) residential amenities are adequately safeguarded.

a) Existing and proposed Local Plan housing policies H2 support the principle of housing redevelopment, subject to amenity and design quality considerations being met.

The Edinburgh and the Lothians Structure Plan 2015 encourages higher density redevelopment on windfall, brownfield sites in order to meet housing land requirements and to reflect changes in occupation structure due to falling household size and the reduction in the number of families with children (Policy HOU2).

The four existing houses on the site have no great architectural merit and are not in a conservation area. There is no objection to their demolition as the residential accommodation will be more than replaced by the current proposal.

Proposed Local Plan policy H8 seeks the provision of a variety of housing types in new housing schemes. Although this proposal will only provide flatted accommodation, providing 4 x 3 bedroom, 17 x 2 bedroom and 7 x 1 bedroom units, the applicant has sought to introduce a diversity of unit sizes in this latest proposal. The scheme will also add to the diversity of accommodation and tenure in an area which is dominated by family housing. Fragmenting this relatively small scheme to provide a wider mix of accommodation would be likely to detract from the integrity of the design.

The site is in Kaimes Ward where there is no requirement for Affordable Housing to be provided.

b) The application property has a prominent location on a southern approach to the city, the apex of the site facing the sweeping rise of Burdiehouse Road leading from the city by-pass and through the green belt. The 'Edinburgh Standards for Urban Design' (ESUD) identifies the importance of the city's arterial roads in defining the visual character of the city and Burdiehouse Road is therefore defined as a 'gateway' location in this document. Furthermore, the four houses which currently occupy the lower part of the site are very unobtrusive, have a haphazard building line and play a minimal role in townscape terms - the initial impact on this approach is therefore a diminutive suburban one. ESUD supports the establishment of a clearly defined urban edge ('a strong and confident development edge can provide an effective contrast in certain circumstances'). Local Plan Policy DQ7, states that development proposals for prominent sites should seek to demonstrate a creative solution specific to the site in question, which this proposal seeks to provide. The applicant's concept of creating a 'gateway' building on this site is therefore valid, subject to the development having a character suited to this role.

ESUD also recommends that development should harmonise with the height and grain of buildings prevailing in the area. In relation to the scale of neighbouring buildings, there are two-storey houses on Burdiehouse Road to the west which are located on land about 3 metres higher than the development site. The proposed 2-4 storey building height on this frontage will therefore have a similar roof height to these facing dwellings and will provide a good sense of enclosure in the streetscape as the wide, main road carriageway narrows on its entrance to the built up area. In relation to the continuation of the street scene to the north of the site, the proposed development drops to two-storeys in height. The overall length of frontage has also been reduced from the previous scheme, resulting in an improved massing relationship with the adjacent bungalow.

On the Burdiehouse Terrace frontage to the east, the scale of the development immediately facing neighbouring two-storey housing comprises a two and three-storey flatted block and the proposed three-storey apex section of the building. The higher part of the flatted block (aligned with Burdiehouse Road) is then sited on that part of the widening triangular site which tends away from this frontage. The latest proposals have allowed this block to be reconfigured enabling the building line to be moved back to more

closely reflect the building line of Burdiehouse Terrace. While the development will be more obtrusive in relation to the four or five nearest houses, the height of the development maintains an appropriate relationship with these while also being consistent with retaining a built form which establishes a townscape presence at its most prominent point - the apex is comprised of a curved feature section which provides a satisfactory termination to the building. The site is also at the end of, rather than within a street block and this lends itself to a varied built form.

The site is also large enough to accommodate a building of distinctive form within the neighbouring grain of two storey housing. The latest design proposals, have sought to break down the main block into 4 distinct component parts, these being separated by 3 glazed stairwells. A blend of vertical and horizontal elements create a pleasing composition and also assists in breaking down the overall mass of the earlier schemes, and as such creates an improved relationship with the surrounding grain.

The 'floating' design of the roof structure comprising 4 'Wave' elements, assists in accommodating the various transitions in height along the site, with the distinctive detail introducing a new design dimension to the area.

In general, the building form makes optimum use of local changes in levels and represents a satisfactory response to the site context.

The proposed palette of materials comprises a number of contemporary finishes. The use of a smooth white rendered finish will provide a contextual link, where a large number of the surrounding properties are characterised by a rendered or harled finish, whilst the other detailing and finishes allow the development to possess a degree of individuality at this prominent location.

Subject to further clarification of the details to ensure quality finishes, the building is of a contemporary design which will both contribute to and help reinforce a sense of place, as well as creating an attractive and distinctive 'gateway' building on this approach to the city.

c) The proposal includes 100% occupier car parking, This level of provision is satisfactory. Vehicular access is from the secondary road frontage on Burdiehouse Terrace and complies with standards.

The covered car parking deck included in the previous scheme has been omitted from these latest proposals. Provision has now being made through basement parking (8 spaces), an area of surface parking in the central part of the site (13 spaces) with further provision for the smaller flatted block being made at the back of the footway on Burdiehouse Terrace (7 spaces). A secure cycle storage facility has been provided in the basement of the main block. Landscaping measures provide satisfactory level of screening around surface car parking.

Visitor parking spaces, included in the previous scheme, have now been omitted during the course of the re-design. All parking spaces within the

development will therefore need to be designated as communal. This aspect can be controlled by condition.

Open space extends to approximately 36% of the site overall area. This amount and layout of the open space complies with adopted policies and standards which requires a 20% provision of useable open space. A draft Landscaping Scheme has been submitted for these latest proposals. This indicates that in addition to general landscaping measures, to enhance the setting of the development, 3 secluded amenity areas will be created to which all units will have access. These will feature seating and be screened by planting to offer a degree of privacy to users. In addition to the communal areas, 10 units will have access to either private or shared balconies.

Waste collection and recycling facilities for the development are to be provided within an unobtrusive freestanding structure, situated adjacent to the smaller flatted block fronting Burdiehouse Terrace, and the main entrance. A curved roof motif is proposed for the structure, thus helping to integrate the feature into the overall design of the development. There is space for 6 bins (4 residual waste/2 recyclable waste)

In order to control any installation of Satellite TV dishes on the individual flats which could potentially detract from the design of the development, it is suggested a communal Satellite TV dish and/or Cable TV be fitted. This can be specified by condition.

d) The development complies with privacy standards (18 metre rule) both internally, and also in respect of existing nearby houses.

The building massing and siting complies with the 25 degree block-spacing rule, both internally and in relation to neighbouring houses, and this ensures that sufficient daylighting will be received in accordance with adopted standards.

It is estimated that the development will generate additional traffic of approximately 70-80 vehicle movements per day in Burdiehouse Terrace. This is unlikely to have a marked impact on residential amenity.

It is not appropriate to use planning legislation to protect individual views. The general massing and visual impact of the development are discussed above.

e) There are no educational constraints on the development and a developer contribution is not therefore required in this respect.

Transport has requested that a developer contribution of £14,000 should be made towards the Safe Routes to School programme in relation to Burdiehouse Primary School. This is acceptable to the applicant, subject to the funds being used for an identifiable local project.

A high-pressure water main passes through the middle of the site and is located along the line of the proposed flatted block. The applicant is aware of

this but does not wish to make substantial adjustments to the building layout and to the form of the development in order to meet Scottish Water safeguarding requirements. However, both the applicant and Scottish Water have confirmed that they are in negotiation to agree to the alternative of diverting the pipeline. The granting of planning permission would not prejudice these negotiations.

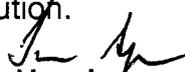
Scottish Water and SEPA have advised that surface water drainage will need to be drained separately, in accordance with SUDS principles, and that a separate off-site sewer and outfall will be required. The applicant has confirmed that the necessary surface water drainage arrangements have been agreed in principle with the two agencies.

Environmental Services has requested that a contamination survey be carried out on this brownfield site. The actual import or export of waste (including soil) will also probably require a Waste Management Licence but this does not raise any planning issues.

As the site fronts a busy main road, Environmental Services has advised that acoustic double glazing be fitted on the relevant apartments.

In conclusion, the proposed development will add to the city's housing stock and will create an attractive building with a strong character on this 'gateway' site. The varied mass of the development utilises the slope to relate to the scale of neighbouring buildings. The layout complies with adopted standards and the design meets amenity standards. The developer is satisfactorily resolving various technical constraints relating to the site.

It is recommended that the Committee approves this application, subject to conditions on detailing and materials, landscaping, SUDS, glazing, contamination and waste management and subject to the applicant entering into a Legal Agreement regarding the proposed transport contribution.


 pp Alan Henderson
 Head of Planning and Strategy

Contact/tel	Stephen Hajducki on 0131 529 3922
Ward affected	54 - Kaimes
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Urban Area
Date registered	26 July 2004
Drawing numbers/ Scheme	25-30 Scheme 3

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Burdiehouse Terrace/ 27-31 Burdiehouse Road
Edinburgh
EH17 8AQ
Proposal: Demolish 4 houses and erect 28 flats and associated parking area (revised scheme).
Reference No: 04/02835/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

Consent shall not be granted until a Section 75 Agreement has been signed to contribute the sum of £14,000 towards the creation of a Safer Routes to School scheme for Burdiehouse Primary School.

Environmental and Consumer Services

No objection, subject to the following conditions;

- 1. Prior to the commencement of work on site,
 - a. A site survey (including borehole testing where necessary) shall be carried out to establish, to the satisfaction of the Head of Planning, either that the level of contamination of any land within the site is acceptable, or that remedial and/or protective measures could be undertaken to bring the contamination to an acceptable level in relation to the development, and*
 - b. A detailed schedule of any required remedial and/or protective measures, including their programming, shall be submitted to and approved in writing by the Head of Planning;**
- 2. All living apartments with a view of Burdiehouse Road shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning and Strategy.*

Education

There is spare capacity in the catchment primary school for this development. It is unlikely that this development would generate additional children for the other catchment schools. Accordingly, there is no objection to this development.

Scottish Water

The following comments are made:

- a) *Building over or within 15-20m of the 15 inch Crawley water main which crosses the site shall not be permitted.*
- b) *The proposed development must be served by a completely separate system of drainage including full SUDS measures. Space must be made available within the soft landscaped areas of the site for SUDS.*
- c) *A new off site surface water outfall sewer shall be necessary.*

Objections to the development [point (a) above] will be withdrawn, subject to a suitable agreement on diversion of the water main being reached between Scottish Water and the developer.

SEPA

No objection in principle, subject to the following comments.

Sewage Disposal - Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water and permission to connect may depend on the availability of spare capacity.

Surface Water - It is requested that any planning permission granted includes a condition requiring the applicant treat and attenuate surface water from the site in accordance with the principles of Part 61 and the SUDS Design Manual (CIRIA 2151). The drainage arrangements will need to meet the requirements of SEPA, Scottish Water and the Council. Temporary measures must be provided to deal with surface water runoff during construction and should also be covered by a planning condition.

Waste Facilities - Waste management facilities for recycling may be required within the development. The relevant Council department should be consulted on this. A Waste Management Licence is likely to be required for the import or export of waste (including soil) to or from the site.

Representations

Scheme 1

Neighbours were notified on 23 July 2004 and the proposal was advertised (general interest) on 6 August 2004.

Two petitions have been submitted, one containing 199 signatures and the other 16 signatures, objecting to the proposal. A total of 20 individual letters of objection (some standardised) have also been submitted.

The grounds of objection to the development are,

- a) it is out of scale and character with the adjoining one and two-storey housing and contrary to Local Plan policies;
- b) it would be visually obtrusive on a main gateway and designated tourist route into Edinburgh;
- c) the high density is inappropriate in this peripheral location;
- d) the design is of poor quality;

- e) traffic flows will be increased in a quiet residential area and play street;
- f) it will give rise to loss of light, privacy and outlook for neighbouring properties;
- g) the local drainage system is inadequate;
- h) it will cause construction nuisance and structural damage.

Scheme 2

Objectors were renotified on 14 December 2004.

Further representations were received from 17 of the original objectors and 13 new objectors. The original grounds of objection have been maintained and reiterated.

Councillor Anderson has expressed an interest in this case. Nigel Griffith MP has written in support of the objectors.

Scheme 3

Objectors were renotified on 8 June 2005.

A further 28 letters of representation (some standardised) have been received, 18 of these having made representations to one or both of the previous two schemes.

Two petitions have been submitted one containing 100 signatures, the other 35 signatures objecting to the proposal. 17 of these signatory's have made individual written representations.

Nigel Griffiths MP has written to request that one of his constituent's objections to the plans be recorded.

The original grounds of objection have been maintained and reiterated. Additional remarks include:-

- i) The loss of 4 existing houses could set a precedent in terms of encouraging further flatted development in the area.
- ii) The site is too small for the level of proposed accommodation.
- iii) The proposed materials are of a poor quality.
- iv) The design is too modern for the area.
- v) Proposed car parking for the scheme is inadequate, and will result in further on-street parking
- vi) Amendments to the project do not make it more acceptable, with the latest scheme being little different to the original proposals

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

Edinburgh and Lothians Structure Plan 2015

Policy HOU 2: Brownfield Housing Sites supports the development of suitable brownfield sites for housing through re-use redevelopment or conversion. Where appropriate, higher densities will be encouraged.

In the final draft of the replacement South East Edinburgh Local Plan (2005), the site is within the designated Urban Area. It also faces on to a Public Transport Reservation. Relevant policies are H2 (Housing Provision), H4 (Housing Quality), H5 (Open Space), H6 (Residential Amenity), H8 (Housing Diversity), T2 (Transport), T7 (Public Transport), T8 (Pedestrians/Cyclists), T9 (Parking), I2 (Infrastructure), DQ4 (Drainage), DQ6 (Design) & DQ7 (Prominent Sites).

The Edinburgh Standards for Urban Design (ESUD) are relevant in this case.

The property is within a Mainly Residential Area in the South East Edinburgh Local Plan (1992). Residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H2 supports the development of potential housing sites identified on the Proposals Map and encourages further infill proposals, subject to other local plan considerations.

Policy H3 requires all new housing development to make provision for landscaping and open space.

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Policy E4 sets quality objectives for new development.

Policy T5 requires adequate car parking provision in all new development in conformity with Council adopted standards.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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

Non-statutory guidelines on Developer contributions in schools gives guidance on the situations where developers will be asked to make financial or other contributions towards the cost of providing new facilities for schools.

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

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines on 'SITE PLANNING FOR SUSTAINABLE DEVELOPMENT' supplement statutory environmental policies, providing advice on how the principles of sustainable development can be incorporated into proposals.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. Prior to the issue of consent, an agreement under Section 75 of the Town & Country Planning (Scotland) Act 1997, or other legal agreement, shall be concluded between the applicant and the Council in relation to a developer contributions of £14,000 towards the Safe Routes to School programme.
2. The development hereby permitted shall be commenced no later than five years from the date of this consent.
3. The construction details and external finishes shall be reserved, and shall be submitted to and approved in writing by the planning authority before work is commenced on site; Note: samples of the materials may be required.
4. 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.
5. 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.

6. Details of surface water drainage, in accordance with SUDS principles, shall be submitted to and approved in writing by the Head of Planning, in consultation with SEPA and Scottish Water, before work is commenced on site

7. i) Prior to the commencement of 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 and Strategy, 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 required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
ii) 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 and Strategy.

8. All living apartments facing Burdiehouse Road shall be fitted with acoustic double glazing 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 parking spaces shall be provided on a communal basis and no spaces shall be individually allocated

11. A communal Satellite TV dish and/or cable TV shall be installed prior to the occupation of the flats.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to ensure that the approved landscaping works are properly established on site.
6. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
7. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
8. In order to protect the amenity of the occupiers of the development.
9. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
10. In order to safeguard the interests of road safety.
11. In order to retain and/or protect important elements of the existing character and amenity of the site.

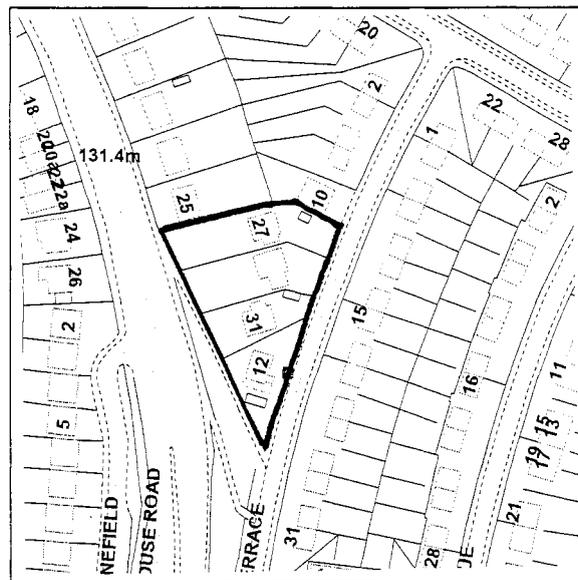
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Location Plan



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