

**Full Planning Application 04/04344/FUL  
at  
Moredun Park View  
(land At)  
Edinburgh  
EH17 7LR**

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

29 June 2005

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**1 Purpose of report**

To consider application 04/04344/FUL, submitted by Canmore Housing Association. The application is for: **Erect 31 houses and flats (as amended)**

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

**2 The Site and the Proposal**

**Site description**

The application site comprises an area of open space located on the north west side of Ferniehill Road. The site slopes down from the road in a northerly direction, and is bounded by residential properties to the north-east and south-west.

**Site history**

2000 - The Gilmerton Limestone Emergency resulted in the demolition of housing in the locality due to unstable ground conditions caused by former limestone workings.

2003 - Outline planning permission sought for housing (03/00460/FUL). The application has been withdrawn.

### **Description of the Proposal**

The application is for the erection of 31 houses and flats, all two storeys in height. The accommodation comprises seven 5 person 4 apartment houses, twelve 4 person 4 apartment houses, eight 3 person 3 apartment flats and four 2 person 2 apartment flats, contained within five "terraces" located within the centre spine of the site. Extensive landscaping is proposed for the perimeter. Two vehicular access points are proposed from Moredun Park View.

Proposed materials are render and timber cladding, timber windows and doors and a green roof system.

### **Scheme 2**

Timber cladding replaced with render on rear and side elevations to simplify appearance.

### **Scheme 3**

Minor adjustments to site levels, replacement of timber boundary fencing with metal mesh, and bow topped metal fencing to front of rear gardens.

## **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 these determining issues, the Committee needs to consider whether:

- a) The principle of developing the site for housing is acceptable, including the loss of open space
- b) The design and layout are appropriate
- c) There are any transport or road safety issues
- d) There is any adverse impact on surrounding residential amenity.

a) The site is allocated for Residential Purposes in the adopted South East Edinburgh Local Plan and Urban Area within the finalised replacement Local Plan. The principle of housing development, subject to the provisions of other relevant Policies within the above Plans, is therefore acceptable.

This new build scheme forms a key part of the Moredun and Hyvots regeneration. The site currently comprises open space, but with other formerly developed land now being made available for this purpose following the Gilmerton Limestone Emergency, the requirement for Open Space can be now be met elsewhere within the locality. The proposals form part of the wider regeneration of the locality.

b) The development sits with a landscaped 'pocket', with strips of linear open space aligned with distant views of the city skyline. The layout reflects the sloping topography of the site and is orientated to maximise solar gain.

The architecture is of a relatively simple contemporary domestic style, featuring a small number of standardised dwelling types, comprising both 2 storey semi-detached and short terraced blocks with monopitch "green" roofs. Some of the 2 storey blocks are divided into apartments, but give outward impression of conventional housing.

The proposals represents a considerable improvement over the 1960s Local Authority housing development nearby, and attempts to overcome previous problems of poor estate layout, lack of sense of ownership and buildings and lack of defined amenity space. Extensive consultation has been undertaken during the Master Planning and design process with residents/user groups and it appears that considerable attention has been given to internal planning.

The elevations feature timber window frames, and a mainly white dry-dash rendered finish. The roofing will comprise a sustainable and innovative 'green' system. Larch timber cladding is applied both horizontally and vertically at 1st floor level on the front elevations. This will be subject to natural weathering.

A clear demarcation has been created between public and private spaces, through the use of metal railings along the front property boundaries. This provides defensible space between the properties and the street, and clearly marks responsibilities in terms of maintenance. Each unit has dedicated off street parking provision, in the form of a gated driveway, thus increasing the level of security.

Bin storage is integral to the building in some of the units, in others, it is situated next to the gate piers.

In some cases, the space to the rear has been subdivided with a 1800mm/900mm metal fencing, thus providing an allocation of garden to each unit rather than creating a shared communal space.

This phase of development includes a high level of open space, amounting to approximately 50% of the site, increasing the level of amenity and providing informal recreation opportunities to residents in the wider area, including extensive tree planting, particularly to strengthen the northern boundary, with areas to screen and increase security around the rear gardens. Avenue planting will also take place along Ferniehill Road and Moredun Park View to add structure to the streetscape. The green roofs will further add to the visual amenity of the proposal.

Pedestrian entrances into the site are defined by gateway features, creating a feeling of defensible space. A 'Landmark' viewing platform at the north-east corner, featuring with high quality stainless steel benches, is also proposed. Details of this feature are covered by condition.

No details have been provided for lighting along walkways. It is essential that arrangements for adoption are considered before implementation, and that the appearance of the equipment ties in with the overall design rationale for the public realm. Details of this aspect are therefore also covered by condition.

c) The design of the street will be based upon Homezone principles, with physical traffic calming measures will be used to create a 20mph zone. A vehicular loop runs through the development from Moredun Park Road, eliminating the need for a more traditional turning head arrangement. In order to ensure an interesting and attractive street environment. There will be no significant impact on road safety, traffic, or parking. Transport has no objections.

d) There are no significant implications for surrounding residential amenity. The proposals comply with all privacy and daylight criteria as they relate to neighbouring properties.

The proposals do not comply with the relevant Local Plan Policy on the loss of open space, but an exception is justified in this instance, due to the specific circumstances of the application site, which relate to the creation of additional open space in the area as a result of the Gilmerton Limestone Emergency of 2000.

Specific ground stability issues are matters which would be properly addressed under building warrant procedures.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to land contamination, landscaping, material specification, financial contribution to safer routes to schools and removal of permitted development rights.

**Note: The Council has an interest in the land to which the application relates. However, as there has been no substantial body of objection, referral to Scottish Ministers is not required.**



for **Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
<b>Ward affected</b>	55 - Moredun
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	30 November 2004
<b>Drawing numbers/ Scheme</b>	03-04; 21-22; 26-37 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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
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## Consultations, Representations and Planning Policy

### Consultations

#### Housing

*These areas were identified as a priority for investment in 1999 and since this time the Council has worked closely with local residents in developing neighbourhood plans for both areas. The areas have suffered from problems often associated with large-scale 1960s local authority housing developments, for example, poor estate layout, lack of sense of ownership of land and buildings and lack of defined amenity space.*

*The Gilmerton Limestone Emergency (GLE) in 2000 created further problems as many homes had to be demolished, leaving large areas of open space and reducing the number of houses available in the area. The GLE further demonstrated the need to carry out comprehensive regeneration to create sustainable neighbourhoods which are integrated with the surrounding area and which have a strong identity.*

*In 2002, the Council received funding from the Scottish Executive to take forward the comprehensive regeneration of the Moredun Park and Hyvot neighbourhoods. The award of this funding meant that the plans drawn up with local residents could now become a reality.*

*Following the award of funding from the Scottish Executive the Council selected Dunedin Housing Association as preferred landlord to take forward the regeneration proposals. Dunedin have continued to work closely with the Council and local residents in refining the neighbourhood plans or 'Masterplans' and the planning applications now being submitted have been shaped by this extensive consultation. The Masterplanning approach adopted will allow integration of the refurbished stock, new build and environmental works.*

*While the Housing Department cannot directly influence the decisions made by Planning we wanted to highlight the background to the regeneration proposals for Moredun Park and Hyvot and reinforce their priority status. The proposals address*

*the various problems within these areas, including those brought about as a result of the GLE. The Council and Dunedin Housing Association are in a position to progress the proposals as a result of the successful funding bid to the Scottish Executive and believe that the Masterplanning approach, coupled with extensive community consultation, has resulted in measured and realistic proposals being put forward in the Planning Applications.*

#### Additional Comments 23.12.2004:

*The Council's Affordable Housing Policy makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at Ward level other than for sites over 500 units. In Moredun Ward, in which this site lies, the provision for affordable housing within sites of more than 78 units is 0%. Affordable Housing is therefore not required as part of this proposal under the terms of the affordable housing policy.*

*Nevertheless, this department is pleased to support Dunedin Housing Association in its application, as the provision of 31 units in this application will increase the supply of affordable housing in Edinburgh and contribute to the regeneration of Moredun.*

## **Education**

### School Capacities

*The site is located within the catchment areas of Craigour Primary School, St John Vianney Roman Catholic Primary School, Liberton High School and holy Rood Roman Catholic High School.*

*Liberton High School is operating above capacity at present and is forecast to remain in this position for the foreseeable future. Accordingly a developer contribution towards alleviating accommodation pressures at this school should be sought. Based on the development of 31 houses, a contribution of £49,600 would be required for Liberton High School.*

*There should be spare capacity at the other catchment schools to accommodate this development.*

*The forecasts are based on 2003 Start of Session School Rolls and housing completions identified in the Housing Land Audit 2003. Revised child to house ratios have been applied.*

### Summary

*There is no spare capacity available at Liberton High School to serve this development. Accordingly a total contribution of £49,600 should be sought. If no contributions are secured towards alleviating accommodation pressures, then I would have to object to this application.*



## Further comments 16.02.05

*If the new social housing is only replacing the properties lost through the Gilmerton Limestone Emergency and any other demolition works then the Education Department would not seek developer contributions. Therefore, no developer contributions will be required for the planning application at the Dell site (04/04344/FUL).*

## **Environmental Services**

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

*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, 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.*

## **SEPA**

### Sewage Disposal

*1. There was no indication given in the application regarding the treatment of foul drainage. However, foul drainage from the proposed development should be drained to the public foul sewer. Connection to the public foul sewer is subject to the approval of Scottish Water and permission to connect may depend on the availability of spare capacity. If you require further clarification then it is recommended that you consult with Scottish Water on this issue.*

### Surface Water

*2. SEPA would request that any planning permission granted includes a condition requiring the applicant treat surface water from the site in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521*

(<http://www.ciria.org.uk>) Such measures include the use of porous surfacing for parking areas and soakaways. The surface water drainage arrangements will need to meet the requirements of SW, the Council and SEPA are staff.

### Landscaping and Construction

3. Construction works associated with the development of the site must be carried out with due regard to the SEPA's pollution prevention guidelines. These publications are available free of charge on the SEPA website [www.sepa.org.uk/guidance/ppg/ppghome.htm](http://www.sepa.org.uk/guidance/ppg/ppghome.htm) or from any SEPA office. It is recommended that these guidelines be referred to in a planning condition.

4. There may be waste management licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Generally, waste material can only be imported to a site if waste management license is in effect or if an activity exempt from licensing has been registered with SEPA in accordance with the Waste Management Licensing Amendment (Scotland) Regulations. Similarly, any waste removed from a site must be deposited either at a suitably licensed site or at a site for which a relevant exempt activity has been registered. SEPA regards all soils, including topsoil, removed from sites as waste.

5. Where waste is either imported to or exported from a site, applicants and their contractors should be fully aware of the relevant requirements relating to the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

## **Transport**

### Response 11 May 2005

No objections, subject to the following conditions:

- 1) All accesses must be open for use by the public in the terms of the statutory definition of "road" and require to be the subject of applications for road construction consent.
- 2) The developer shall enter into a suitable legal agreement to contribute £15,000 to the Department's Safe Routes to Schools Programme. The contribution shall be payable prior to the occupation of the first dwelling.

### Further Response 9 June 2005

No objections, subject to:

- a) All accesses being 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;

b) *All parking to be communal.*

## **Representations**

It has been certified that neighbours were notified, and the application was advertised as a departure from the Development Plan on 17 December 2004.

Two letters of objection have been received. The grounds are height, proximity to boundary, overshadowing, privacy loss, security, loss of open space and trees, ground stability, traffic generation and road safety.

Objectors and neighbours were not notified of the amendments, as they are of a minor nature, and do not relate specifically to the points raised.

***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**

**Designing Places** - sets out Government advice on urban design

**The Edinburgh Standards for Urban Design** - sets principles for urban design within Edinburgh

**Finalised South East Edinburgh Local Plan - Urban Area** - The site is adjacent to HSG 5 (Moredun Park Housing Proposal)

### Relevant Policies:

DQ1 - sets parameters for assessing environmental impact

DQ4 - promotes sustainable drainage practice

DQ5 - identifies areas of importance for flood control

DQ6 - sets standards for the design of new development

DQ9 - sets landscaping standards

H2 - promotes housing development

H4 - sets standards for housing design

H5 - sets open space standards

H6 - seeks to protect residential amenity

H8 - encourages housing diversity

H13 - encourages the development of community facilities

GE6 - seeks to protect open space

T1 - promotes general accessibility

T2 - sets general transport standards

T4 - seeks to promote appropriate road use

T8 - seeks to promote facilities for pedestrians and cyclists

T9 - sets parking standards

**South East Edinburgh Local Plan** - The area is allocated as Mainly Residential, where existing 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 T5 requires adequate car parking provision in all new development in conformity with Council adopted standards.

Policy E4 sets quality objectives for new development.

Policy E6 establishes a presumption against the development of public and private open space defined on the Proposals Map and other areas of public and private open space of recreational or amenity value.

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 '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.

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

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

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

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.

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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. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of the walkway lighting shall be submitted to and approved by the Head of Planning and Strategy prior to construction commencing. The approved lighting shall be implemented prior to the occupation of the first dwelling hereby approved.
3. 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.

4. Prior to the commencement of works on site, details of access to and space for waste management facilities, including recycling, shall be submitted to and approved in writing by the Head of Planning and Strategy. Thereafter, the requirements agreed shall be implemented to the satisfaction of the Head of Planning and Strategy, prior to the occupation of the development hereby approved.
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. Notwithstanding the provisions of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.
7. Details of the "Gateway Features" featured on Halcrow drawing AL (9)-102, shall be submitted to and approved by the Head of Planning & Strategy prior to occupation of the development.
8. 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.
9.
  - a) Detailed plans showing details of surface water drainage, in accordance with the principles of Sustainable Urban Drainage Systems, shall be submitted to and be approved in writing by the Head of Planning and Strategy before work is commenced on site. The specification of the drainage system must be compliant with the SUDWP/CIRIA design manual for sustainable urban drainage systems (SUDS), and must provide flow attenuation to ensure that runoff from the development does not increase the risk of flooding elsewhere, to the satisfaction of the Head of Planning and Strategy.
  - b) Construction works associated with the development of the site shall be carried out with due regard to SEPA guidelines on the avoidance of pollution.
10. Parking for the flatted properties shall be provided on a communal basis.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

3. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
4. In the interests of sustainable development.
5. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
6. In order to enable the planning authority to consider this/these matter/s in detail.
7. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
9. In order to ensure that the site is adequately drained.
10. In order to ensure that the level of off-street parking is adequate.

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**End**





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# **PLANNING APPLICATION**

<b>Address</b>	<b>Moredun Park View, (land At), Edinburgh, EH17 7LR</b>		
<b>Proposal</b>	<b>Erect 31 houses and flats (as amended)</b>		
<b>Application number:</b>	<b>04/04344/FUL</b>	<b>WARD</b>	<b>55- Moredun</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			