

**Full Planning Application 05/01345/FUL  
at  
Sub Station To West Of 18 Mortonhall Park Crescent  
Edinburgh  
EH17 8SY**

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

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**1 Purpose of report**

To consider application 05/01345/FUL, submitted by SP Distribution Ltd. The application is for: **Alterations to roof, fencing + access**

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 is an existing fenced compound comprising a flat roofed control and switchroom building, located centrally to the site, with transformer and cooling plant located to the western side of the site. The site is enclosed on three sides with an existing concrete stob and wire mesh fence 2 metres high with a 2.4 metre high steel fence enclosing the plant area and a stone wall along the Frogston Road East boundary. The existing vehicular access is located to the western side of the Frogston Road East boundary with timber gates.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application includes various alterations and new works to be carried out within an existing electricity substation site.

Under the provisions of Article 3, Schedule 1, Classes 8 and 40 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, As Amended, the applicant, as a statutory electricity undertaker, has 'permitted development' rights for a number of those works, namely:

- The closure of the vehicular access to Frogston Road East by means of a new boundary fence and the formation of a new vehicular access onto the unclassified Mortonhall Park Crescent (incorporating the relocation of an existing lamp standard); and
- The extension of the plant compound along the western boundary of the site by means of increasing the fence height to 2.5 metres.

The remainder of the works requires planning permission, namely:

- The erection of a hipped roof over the control and switchroom building;
- The installation of two banded transformer compounds; and
- The provision of three, 5 metre high, floodlight support columns with a total of four lights.

### **Supporting Statement - Available for inspection in Party Group Rooms.**

Matters of the detail of the floodlights and their operation, anticipated levels of vehicular access to the site, both during construction and normal operations, and issues of the boundary fence treatment are addressed.

## **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 proposal will adversely affect the character of the existing building or the surrounding area;
- b) there are any implications for road safety; and
- c) there will be any loss of residential amenity as a result of the proposals.

a) The provision of a pitched roof over the existing building will assist in assimilating the building into the character of the residential area in which it stands. The two banded transformer units are functional structures. There is little that can be done to alter their appearance or to shield them from sight given their operational characteristics. However, set behind the 2.5 metre high fencing their appearance will be in the great part obscured. Given their position and size within the overall compound the transformers will not adversely affect the character of the surrounding area.

The applicant has provided additional information, available in the supporting statement concerning the type and intended use of the proposed floodlighting to the site. They will only be used at night when required for operational and maintenance purposes within the transformer compound. As such it is unlikely that floodlighting on the site will impact upon the character of this predominantly residential area.

b) Although Transport have raised no objections to the proposal subject to conditions, the proposed closing up of the existing vehicular access onto the classified road (Frogston Road East) and the formation of a new vehicular access onto an unclassified road (Mortonhall Park Crescent) constitute 'permitted development' under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, and are not for consideration as part of this application.

c) The control and switchroom building stands centrally within the site and there will be no overshadowing of land outwith the boundaries of the site resulting from the new roof.

The Environmental and Consumer Services section have requested conditions requiring the control of noise resulting from the operation of the transformers and the control and switchroom equipment when measured at the neighbouring residential properties.

They have also requested conditions to control the means of illumination on the site and to ensure that any illumination is retained within the site and is not allowed to spill outwith the site to the detriment of neighbouring residential amenity.

In conclusion, the proposal is in accordance with the Development Plan, it retains the character and appearance of the surrounding area and it will not have any adverse implications for road safety or residential amenity.

It is recommended that the Committee approves this application, subject to conditions on noise level restrictions, floodlight limitations, alterations to the intended means of access and reinstatement of old dropped kerbs.



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	John Maciver on 0131 529 3918
<b>Ward affected</b>	54 - Kaimes
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	25 April 2005
<b>Drawing numbers/ Scheme</b>	01-04 Scheme 1

**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  
**Application Address:** Sub Station To West Of 18 Mortonhall Park Crescent  
Edinburgh  
EH17 8SY  
**Proposal:** Alterations to roof, fencing + access  
**Reference No:** 05/01345/FUL

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## Consultations, Representations and Planning Policy

### Consultations

#### Environmental and Consumer Services

*Has no objections to this proposed development subject to the following conditions:*

- 1. The design, installation and operation of the transformers shall be such that any associated noise complies with NR20 when measured within any nearby living apartment with the windows open.*
- 2. The design, installation and operation of the control and switchroom shall be such that any associated noise complies with NR20 when measured within any nearby living apartment with the windows open.*
- 3. The floodlighting system shall be so controlled so there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.*
- 4. The development shall not commence until a scheme for protecting the existing residential accommodation from excessive additional illumination and/or glare has been submitted and approved in writing by the Head of Planning. The scheme should show that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. All works which form a part of the approved scheme shall be completed to the satisfaction of the Head of Planning prior to the floodlighting scheme coming into full use.*

### Transportation

*Has no objection to the application subject to the following conditions being applied:*

*Conditions:*

1. *The new access to be formed of dropped kerbs (not bellmouth as shown.)*
2. *The footway across the existing access from Frogston Road East to be reinstated to the satisfaction of the Director of City Development.*

*Reasons:*

1. *To continue the public footway across the new entrance.*
2. *To remove the disused dropped crossing across the old entrance.*

## **Representations**

Ten letters of objection were received from seven households together with a petition of 31 signatures from local residents. Those concerns raised are summarised as follows:

- health and safety concerns;
- traffic, access and parking concerns;
- floodlighting nuisance;
- the application is for a wholesale redevelopment of the site;
- obstruct views over the site;
- little details of the type and use of the floodlights; and
- unsightly development will have visual impact.

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**

**Finalised South East Edinburgh Local Plan - Urban Area**

### **Relevant Policies:**

H6 - seeks to protect residential amenity.

**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 H6 reserves land at Little France for development for a district hospital.

Non-statutory guidelines on 'LIGHT INTRUSION' provide guidance for minimising the effects of sky glow, light trespass and glare in lighting 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. The design, installation and operation of the transformers shall be such that any associated noise complies with NR20 when measured within any nearby living apartment with the windows open.
3. The design, installation and operation of the control and switchroom shall be such that any associated noise complies with NR20 when measured within any nearby living apartment with the windows open.
4. The floodlighting system shall be controlled so that there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.
5. The development shall not commence until a scheme for protecting the existing residential accommodation from excessive additional illumination and/or glare has been submitted and approved in writing by the Head of Planning. The scheme should show that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. All works which form a part of the approved scheme shall be completed to the satisfaction of the Head of Planning prior to the floodlighting scheme coming into full use.

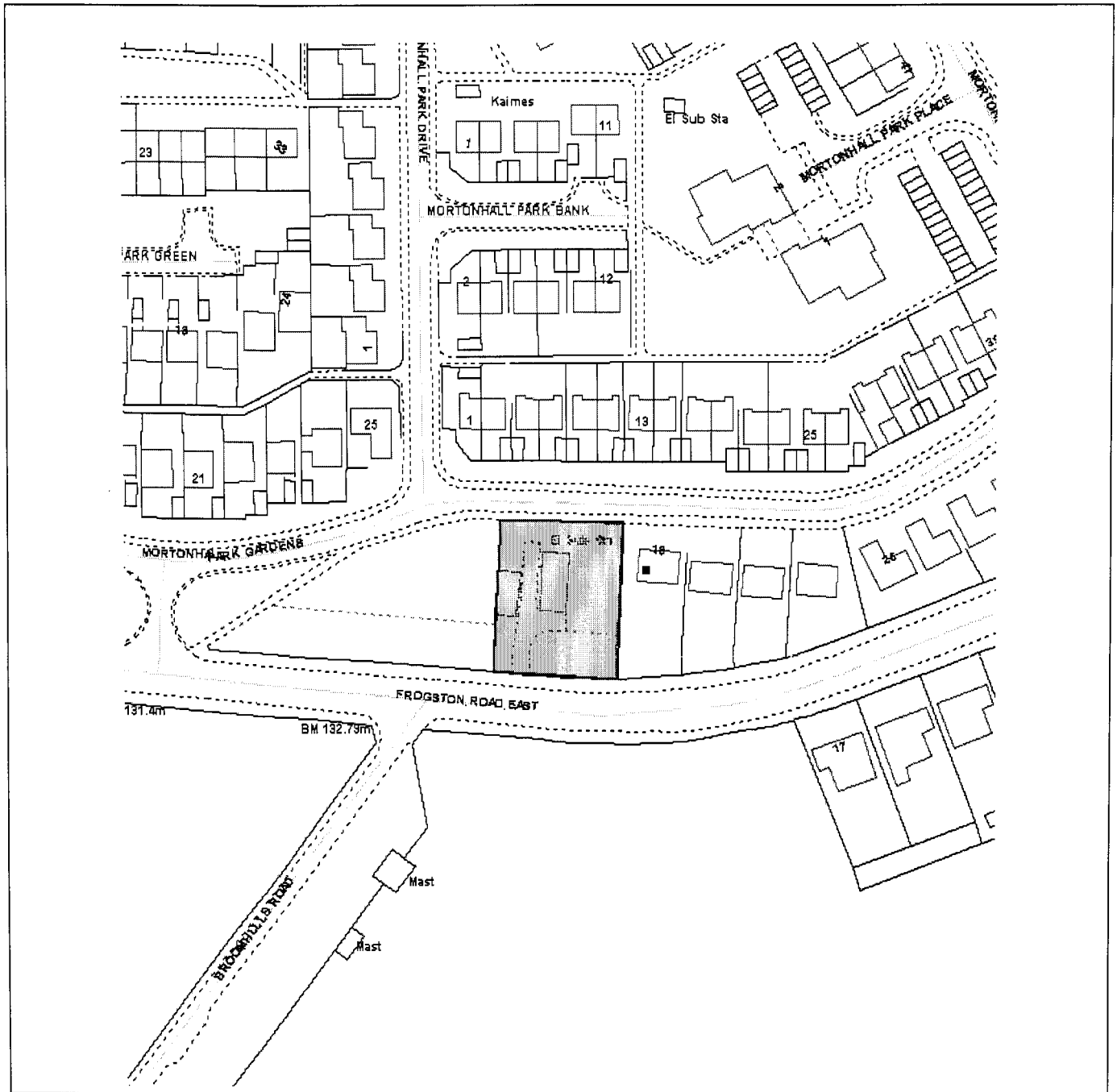


## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>Sub Station To West Of 18 Mortonhall Park Crescent,</b>		
<b>Proposal</b>	<b>Alterations to roof, fencing + access</b>		
<b>Application number:</b>	<b>05/01345/FUL</b>	<b>WARD</b>	<b>54- Kaimies</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			