

Development Management Sub Committee

Wednesday 29 August 2018

Report for forthcoming application by

Dandara. for Proposal of Application Notice

18/02669/PAN

At 69 - 71 Marionville Road, Edinburgh, EH7 6AQ

Residential redevelopment of the Site.

	4.3
Item number	
Report number	
Wards	B14 - Craigentinny/Duddingston

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the demolition of existing buildings and the residential redevelopment of the site.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 8 June 2018 (18/02669/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site measures 0.8 hectares and is located on the west side of Marionville Road to the north of the railway line. The site is currently occupied by two vacant business premises with an extended spur laid out as a car park running alongside the railway.

Access to the site is from Marionville Road with an adjacent pathway providing access to Lochend Park to the north.

To the north and west of the application site is Lochend Park and to the north-east is Marionville Court Care Home. To the east across Marionville Road is a residential area made up of bungalows. Further south is Meadowbank Stadium and to the south-west across the railway is a recent five storey flatted development with a tenemental area beyond.

The wider surrounding area contains a diversity of uses, although the character is predominantly residential. The mix of uses, along with the varying ages of nearby buildings, has led to some variety in the density of development and architectural styles.

2.2 Site History

10 November 2014 - Demolition of existing business unit (use class 4), erection of new residential development (use class 9) comprising 34 residential flats with associated landscaping and enabling works granted (application number: 14/02089/FUL).

1 May 2008 - Outline planning permission refused for the erection of residential units (application number: 07/05327/OUT).

30 March 2006 - Planning permission refused for a residential development (as amended) (application number: 05/01609/FUL). Appeal dismissed on 4 April 2007.

Main report

3.1 Description Of The Proposal

An application will be submitted for planning permission for the demolition of the existing structures on the site and the erection of a residential development.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is designated as urban area in the Edinburgh Local Development Plan (LDP) and will be assessed in terms of Policy Hou 1 and other policies in the plan.

b) The design, scale and layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance;

The proposal will need to demonstrate high standards of design and utilise appropriate materials. The proposal should have regard to the surrounding urban form and the character of nearby properties. Daylight, sunlight and privacy, as well as usable amenity spaces should be provided.

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. A design and access statement will accompany the application, and key views should be taken into account as part of this.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regards to transport policies of the LDP and Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Land and Visual Impact Appraisal;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Sustainability Statement;
- Noise Impact Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Air Quality Impact Assessment; and
- Archaeological Information.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 18/02669/PAN), outlined two public exhibitions to be held on 25 June 2018 and 17 July 2018 both open from 15:00 to 19:30 at the Tai Chi Centre currently occupying part of the site.

Craigentenny and Meadowbank Community Council, Craigentenny and Duddingston Neighbourhood Partnership and Friends of Lochend Park were served notice on 5 June 2018. The local councillors for this area were also served notice on 5 June 2018.

The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)

- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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PLACE

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Location Plan



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