

Development Management Sub Committee

Wednesday 9 January 2019

Report for forthcoming application by

Robertson Living. for Proposal of Application Notice

18/10006/PAN

**At Land East Of Corbieshot, The Jewel, Edinburgh
Residential development, associated access, roads,
landscaping and infrastructure works.**

Item number	4.1
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a full planning application for major residential development, associated access, roads, landscaping and infrastructure works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 19 November 2018.

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 application site is approximately 2.4 hectares in area and is located within The Jewel area to the east of Edinburgh.

The site includes part of the Jewel road to the north. The site is west of Asda superstore retail development, north of the railway lines and east of residential development at Corbieshot. It consists of grass, bushes and trees with a multi-user path along its south and eastern boundary and connecting to Corbieshot. There are also a number of informal paths. There is a change of levels within the site with an embankment adjoining the eastern boundary to the retail development.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

An application will be submitted for full planning permission for residential development, associated access, roads, landscaping and infrastructure works.

No further details have been submitted at this time.

3.2 Key Issues

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

(a) the development would be acceptable in principle having regard to the development plan;

The adopted Edinburgh Local Development Plan (2016) designates the site as open space. A small area to the north part of the urban area.

Any application will need to be assessed taking into consideration these designations.

(b) the design, scale and layout are compatible with the character of the area;

The proposals should comply with the LDP design policies and meet the requirements of the Edinburgh Design Guidance, unless there are material reasons for non-compliance to be considered. The proposals will need to address the levels on the site and the site's frontage to The Jewel.

(c) transport issues such as access, parking including cycle parking, road safety and access to public transport are acceptable;

The proposal should have regard to the transport policy of the Adopted LDP and Designing Streets. The proposals will be required to keep the multi-user path routes and connections on the site. 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 is capable of accommodating the development. This site is within a coal mining referral area and therefore site investigation assessment would be required. The applicant would be required to demonstrate that there is sufficient infrastructure capacity. In order to support the application, the following documents will be submitted.

- Air Quality Impact Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Assessment;
- Mining Report;
- Noise Impact Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Pre-application Consultation Report;
- Planning Statement;
- Site investigation assessment;
- Sustainability statement;
- Transport Assessment; and
- Tree Survey.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice was sent to the Community Council, Local Word Councillors and Neighbourhood Partnership.

A public meeting was held on 10 January between 2.30pm and 7.30pm at Hays Business Centre, in Craigmillar.

Leaflets were dropped to properties adjacent to the site. Posters were displayed informing the public of the date/time of the public event and details of the proposed development.

The public event was advertised in Edinburgh Evening News.

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

Background reading/external references

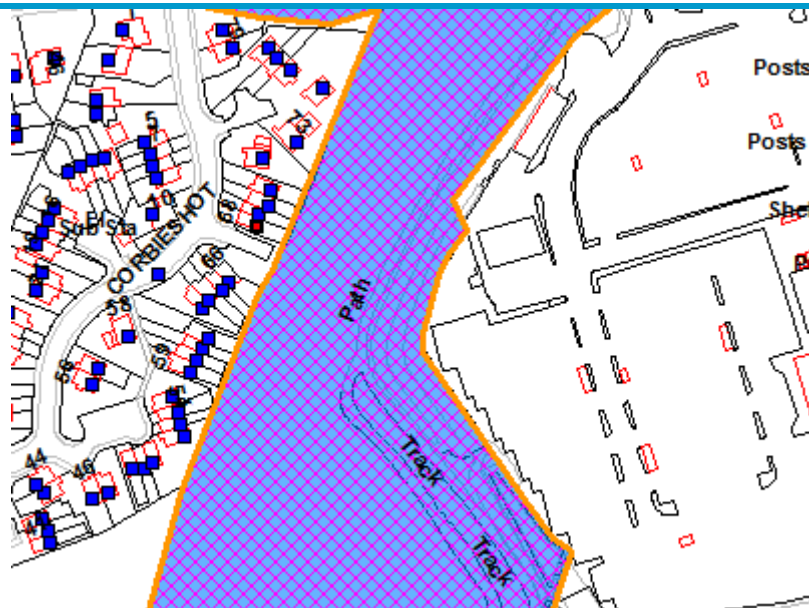
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie
Chief Planning Officer

PLACE
The City of Edinburgh Council

Contact: Catriona Reece-Heal, Senior Planning Officer
E-mail:catriona.reece-heal@edinburgh.gov.uk Tel:0131 529 6123

Location Plan



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