

# Development Management Sub Committee

Wednesday 20 March 2019

**Application for Planning Permission 18/03617/FUL  
At 224 - 234 Mayfield Road & 14 - 15 Braefoot Road,  
Edinburgh, EH9 3BE  
Demolish existing office, garage and 224-234 Mayfield  
Road. Erect purpose built student accommodation  
comprising 148 self-contained studios (as amended).**

Item number	4.5
Report number	
Wards	B16 - Liberton/Gilmerton

## Summary

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The proposed development complies with the Edinburgh Local Development Plan and meets the requirements of the Council's Guidance for Student Housing and the Edinburgh Design Guidance. It is acceptable in terms of scale, layout, design and materials. Adequate car and cycle parking are being provided. The amenity for the future occupiers of the development is acceptable. There are no other material considerations which outweigh this conclusion.

## Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LHOU08, LDES01, LDES04, LDES05, LTRA02, LTRA03, LEN21, LRS06, NSG, NSGD02, NSGSTU,
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# Report

**Application for Planning Permission 18/03617/FUL  
At 224 - 234 Mayfield Road & 14 - 15 Braefoot Road,  
Edinburgh, EH9 3BE  
Demolish existing office, garage and 224-234 Mayfield Road.  
Erect purpose built student accommodation comprising 148  
self-contained studios (as amended).**

## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The site measures 1440 square metres and is located just north of the main junction of Kirk Brae/Liberton Brae with Mayfield Road/Liberton Road.

When the application was submitted the site contained a building dating from mid-20th century which last served as a commercial garage (which has now been demolished) and stone built residential properties. It sits against a backdrop of the large earth bank known as Liberton Dam beyond which lies Craigmillar Park Golf Course and agricultural land. To the south lies two storey stone built residential properties.

Edinburgh University's Kings Buildings campus lies immediately to the north-west.

### 2.2 Site History

14 November 2016 - planning permission was granted for the demolition of the existing garage, office and first floor flat and to erect purpose built student accommodation. (Application number 16/01889/FUL). This application did not include the site of the residential properties to the north which are now included in this application.

#### Adjacent sites to the north

14 February 2017 - Planning permission was granted to demolish the existing public house/restaurant and the erection of purpose built managed student accommodation to the north (on the site of the Braidburn Inn) (Application number 16/04158/FUL).

## **Main report**

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### **3.1 Description Of The Proposal**

The proposal is for the demolition of the existing buildings and the erection of student accommodation. Associated works, such as parking and landscaping, are also proposed.

The building varies in height from three storeys at its southern end to five storeys before reducing to four storeys at the northern end. The upper 2 storeys are recessed from the frontage. The building creates a strong street frontage which is broken up by vertical components in varying materials.

The building creates a total of 148 bed spaces. On the ground floor, thirty one units of student accommodation are proposed with a reception, office and break out space. On the first and second floors a further thirty six units are proposed on each floor, thirty units are proposed on the third floor with fifteen units proposed on the fourth floor.

The proposed building would be positioned on the footprint of the existing buildings. Amenity and open space measuring 154 square metres would be provided between the rear elevation and the site boundary.

Smooth render in a cream or off-white colour would be used on most of the elevations with reconstituted stone on some sections, such as the front protrusion. The front elevation would be finished in curtain walling. The roof would be flat finished in zinc.

A total of 148 under cover cycle parking spaces would be located to the rear of the building. There is no provision of car parking.

A 400 mm high wall with railing to a height of 1100 mm from finished floor level is proposed around the boundary of the site.

Waste and recycling facilities will be located to the side of the building and be undertaken by a private operator.

### **Scheme 1**

The proposal originally proposed 158 studios and the building was 5 storeys high.

### **Supporting Information**

The following supporting information was submitted with the application:

- Road Traffic: Noise Impact Assessment
- Flood Risk Assessment & Drainage Strategy Report.

These are available to view on the Planning and Building Standards Online Services.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals are acceptable in this location;
- b) the proposals are of appropriate scale, layout and design;
- c) the proposals have an impact on the amenity of neighbouring properties;
- d) the proposal would provide an acceptable level of amenity for future occupiers;
- e) the proposals are acceptable in terms of access parking or transport issues;
- f) the proposals will affect archaeology;
- g) the proposals will affect flooding;
- h) any other material considerations; and
- i) the public comments have been addressed.

#### a) Principle of development

The site lies within the urban area of the adopted Edinburgh Local Development Plan (LDP) where Policy Hou 1 Housing Development states that priority will be given to the delivery of the housing land supply and relevant infrastructure. The site has not been allocated for housing on the proposals map. It is not part of business led mixed use proposal or part of a regeneration proposal. However Criteria (d) of the policy covers other suitable sites in the urban area, provided the proposals are compatible with other policies in the plan.

In addition, LDP Policy Hou 8 states that planning permission will be granted for purpose built student accommodation where:

- a) the location is appropriate in terms of access to university and college facilities by walking, cycling and public transport; and
- b) the proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to the extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.

The Council's Guidance for Student Housing provides guidance for interpreting LDP policy Hou 8 and is a material consideration in the determination of this application. The criteria in LDP policy Hou 8 are applied to proposals for student accommodation using the locational guidance set out in the guideline.

In terms of the assessment of the principle of the land use housing has to be considered first as part of Hou1. However, in this case Policy Hou 8 provides the locational justification for the site to be developed for student accommodation rather than housing. This is on the basis of the proximity of the site to the identified campus of Edinburgh University as contained within the non-statutory guidance for Student Housing. In this case student housing is assessed to be an appropriate land use, subject to considerations of other policies of the plan.

The site lies adjacent to Kings Buildings a main campus of the University of Edinburgh which is well served by public transport leading to other university campuses across the city and to the city centre. The site is below the threshold of 0.25 hectares in area to provide a mixed scheme incorporating housing.

The proposal complies with LDP Policy Hou 8 and the Council's Guidance for Student Housing.

LDP Emp 9 applies to sites or premises in the urban area currently or last in use for employment purposes. The proposal will redevelop this employment site and introduce a non-employment use but the new use will not prejudice or inhibit the activities of any nearby employment use. The site is less than one hectare so there is no requirement for the proposed floorspace to provide for a range of business users. The proposal accords with this policy.

LDP Hou 4 Density seeks an appropriate density of development having regard to its characteristics and those of the surrounding area. The new development occupies the majority of the site with an area of open space to the rear. This is in keeping with the density of the recently approved student accommodation to the north. It is located close to the city centre where there are higher densities and a good level of public transport. The proposal accords with this policy.

Planning permission was previously granted for student accommodation on part of the site (16/01889/FUL). This would become part of this development and the new proposed building would include both sites. Whilst every planning application is to be assessed on its own merits, the previous consent is still valid and is a material consideration in the assessment of the proposal.

The development is therefore acceptable in principle provided it complies with other policy requirements.

## b) Scale, Design and Materials

LDP Policy Des 1 supports new development whose design contributes towards a sense of place and picks up on the positive characteristics of the area.

LDP Policy Des 4 seeks to ensure that new development is compatible in terms of height and form in addition to scale and proportions.

The surrounding built environment is urban with a mix of building materials and styles. The layout of the proposed development contributes towards the urban form by creating a strong frontage onto Mayfield Road. The site slopes from north to south and to the rear of the building the land rises steeply. The building has been designed to fit the topography by being 3 storeys at the northern end of the site and increasing to 4 storeys at the lowest part of the site and remaining at that height at the southern end. The building would be flat roofed and the amended finished roof line would sit no higher than the closest residential properties. The building would be finished in roughcast render, cast stone and curtain walling system in grey in keeping with the context. The windows would have vertical emphasis with reference to the windows of the adjacent residential properties.

The proposal is of a similar design and uses matching materials to the development approved on 14 November 2016 for student housing on the adjacent site at 234 Mayfield Road (former Braidburn Inn) (application number 16/01889/FUL).

The proposal will have a positive impact on its surrounding and contribute to a sense of place based on a design concept that draws upon the positive characteristics of the surrounding building and urban grain area. The design and materials of the development are of a high quality and the development accords with LDP policies Des 1 and Des 4.

## c) Residential Amenity

LDP Policy Des 5 Amenity seeks to ensure that new development meets the needs of the users and occupiers, with consideration given to impacts on neighbouring properties to ensure no unreasonable noise impact or loss of daylight, sunlight or privacy.

The new windows from the proposed building face onto Mayfield Road and to the steep embankment to the rear. The proposed windows on the side elevation would be positioned to ensure that a reasonable level of privacy is achieved as set out in the Edinburgh Design Guidance.

In terms of daylight and sunlight, the proposal will not have an adverse impact on amenity given the location of the site to the north of residential properties, existence of open space to the west and Mayfield Road forming the eastern boundary with garden ground of residential properties beyond. The proposal complies with the Council's Edinburgh Design Guidance.

Environmental Protection offer no objections to the proposal in terms of amenity.

#### d) Amenity Space for New Occupiers

There is no minimum room size standards for student accommodation in the Council's Edinburgh Design Guidance, however the majority of the rooms measure 18 square metres. The new studios are single aspect but a communal area is proposed on the ground floor with amenity open space to the rear and side of the building. The proposal is located in close proximity to Blackford Hills which provides a significant amount of open space which is available for general use.

LDP Policy Hou 3 ensures that there is an appropriate level of greenspace provision in new housing developments. This policy does not apply to student housing.

Due to the close proximity of the busy Mayfield Road to the east of the site, Environmental Protection is seeking that adequate protection from associated noise is reduced to acceptable levels. A condition is recommended in this regard.

The proposal maintains an acceptable level of residential amenity. A satisfactory level of amenity is provided for the new occupiers.

The proposal complies with LDP Policy Des 5.

#### e) Road safety and Parking

The proposal includes zero provision of car parking which is acceptable within the current Council parking standards. The development proposes 100 % cycle parking provision for the development which complies with the Council's cycle parking standards.

The proposal complies with LDP Policies Tra 2 and Tra 3.

#### f) Archaeology

The proposal involves the demolition of the existing buildings on the site. Whilst these are of local interest they are not protected in any way. The Archaeologist has confirmed that there is a potential that there may be some remains of archaeological interest on the site. Whilst the garage has now been demolished, the residential buildings are still remaining. It is therefore recommended that a condition be attached relating to a programme of archaeological works for the site.

The proposal is considered acceptable in terms of archaeology.

#### g) Flooding

A Self Certification Certificate, Flood Risk Assessment and Drainage Strategy Report have been submitted in support of the application which confirms the positioning of the buildings on the site. Despite the freeboard being less than the minimum 600mm usually requested on this occasion, Flooding accept the situation given the topography of the site and the overflow to the burn to the north which controls the water level and the presence of the boundary wall helping to mitigate wave action.

It is recognised that the embankment to the west of the site acts as a flow control and the Braid Burn FPS was developed with this in mind.

The proposal is considered acceptable in terms of flooding.

#### h) Other Material Considerations

The former use of the site as a garage means that the land could have become contaminated and should be investigated to ensure that the site is made safe for the intended use. A condition is recommended in this regard. Waste and recycling facilities are to be located to the side of the building satisfactorily incorporated within the development.

#### i) Public Comments

##### **Material Considerations:**

- loss of car parking - addressed in section 3.3e).
- height of proposal building - addressed in section 3.3b).
- increased noise from students - addressed in section 3.3c).
- increased risk of flooding -addressed in section 3.3g).
- loss of daylighting, overshadowing and privacy - addressed in section 3.3c).
- loss of landscape features and historic buildings -addressed in section 3.3f).
- no waste facilities - addressed in section 3.3h).

##### **Material Considerations – support:**

- design and additional units.
- increased economy.
- more student accommodation eases pressure on rental market.
- support local businesses.

##### **Non-material Considerations:**

- workman parking vehicles in neighbouring streets.
- increased litter on the streets.
- loss of view when trees not in leaf.
- more pressure on water pressure.
- pressure on NHS.
- students using cafe behind Braidburn Court which stays open until midnight.
- some of representations received are not genuine residents.
- disruption during building works.
- waste recycling facilities.



## Community Council

Grange and Prestonfield Community Council and Liberton Community Council have concerns on the scale of the development. The proposal would give increased traffic and there would be difficulties with dropping off and collecting students as there is no car parking facilities proposed. They consider that there is inadequate open space provided, no waste facilities and the site is at risk from flooding.

### Conclusion

The proposals comply with the development plan, the Council's Guidance for Student Housing and the Edinburgh Design Guidance. The scale, design and materials are satisfactory. There is no unacceptable loss of residential amenity and the proposal provides a satisfactory level of amenity for the new occupiers. There are no road safety issues. There are no other material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. Before work commences on site, a scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise should be developed. The scheme will be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following internal noise levels:

Bedrooms - 30dB LAeq, T and 45dB LAfmax

Living Rooms - 35 dB LAeq, D

T - Night-time 8 hours between 2300 - 0700

D - Daytime 16 hours between 0700 - 2300

2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
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, 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 Planning Authority.

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 for the approval of the Planning Authority.

**Reasons:-**

1. In order to protect the amenity of the occupiers of the development.
2. In order to safeguard the interests of archaeological heritage.
3. In order to ensure the most efficient and effective rehabilitation of the site.

**Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

**Financial impact**

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**4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

**Risk, Policy, compliance and governance impact**

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

**Equalities impact**

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**6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The application attracted a total of 120 representations were received 65 objecting and 55 supporting. These included comments from Ian Murray MP, Grange and Prestonfield Community Council and Liberton and District Community Council.

A full assessment of the representations can be found in the main report in the Assessment section.

## **Background reading/external references**

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

**Statutory Development****Plan Provision**

The site lies within the urban area of the adopted Edinburgh Local Development Plan.

**Date registered**

12 July 2018

**Drawing numbers/Scheme**

1,2D,3D,4D,5D,6D,7D,8C,9B,12,

Scheme 3

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

**Links - Policies**

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**Relevant Policies:****Relevant policies of the Local Development Plan.**

LDP Policy Hou 8 (Student Accommodation) sets out the criteria for assessing purpose-built student accommodation.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy RS 6 (Water and Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

### **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

**Non-statutory guidelines** Student Housing Guidance interprets local plan policy, supporting student housing proposals in accessible locations provided that they will not result in an excessive concentration.

# Appendix 1

**Application for Planning Permission 18/03617/FUL  
At 224 - 234 Mayfield Road & 14 - 15 Braefoot Road,  
Edinburgh, EH9 3BE  
Demolish existing office, garage and 224-234 Mayfield Road.  
Erect purpose built student accommodation comprising 148  
self-contained studios (as amended).**

## Consultations

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### Roads Authority Issues

*The application should be continued.*

#### *Reasons:*

*The proposed cycle parking location is not considered to meet the requirements set out in the Council's parking standards and Cycling By Design which states:*

*"Parking facilities should be*

*o Convenient, visible, accessible, convenient and easy to use"*

*The proposed location requires cycles to be carried or wheeled via steps.*

*Should you be minded to grant the application, the following should be included as conditions or informatives as appropriate:*

*1. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities) and timetables for local public transport;*

#### *Note:*

*Zero motor vehicle parking is acceptable for student accommodation in this area.*

Further comments dated 25.02.2019

*Further to the memorandum of 28 January 2019, the proposed access to the cycle parking is considered acceptable. Therefore there are no objections to the proposed application subject to the following being included as conditions or informatives as appropriate:*

*1. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities) and timetables for local public transport.*

Note:

Zero motor vehicle parking is acceptable for student accommodation in this area.  
The proposed 100% cycle parking for the 158 beds is acceptable.

## Archaeology

Further to your consultation request I would like to make the following comments and recommendations in respect to this application to demolish existing office, garage and no's 224-234 Mayfield Road and to erect a purpose built student accommodation comprising 158 self-contained studios with room over 5 levels with associated landscaping and access.

The site occupies the site of Liberton Dam, part of though upstream from, the small historic rural settlement of Nether Liberton, first recorded in 1369. The layout of this small medieval village can be seen on J Laurie's 1766 A plan of Edinburgh and places adjacent and comprised a small number (8) of buildings spread on each side of the Braid Burn with the focus being the former Nether Liberton mill (situated on the opposite bank of the burn due east of the site). A mill at this location is suspected from the medieval period onwards and mill lades were certainly in operation by the end of the 16th century. Laurie's 1766 plan also depicts a building occupying this.

Liberton Dam is recorded as early as 1682 and takes its name from the Old Scots for mill lade, being at the junction of two such features, one of which feeds Liberton Mill to the NE. General Roy's 1750's Military Map depicts a range of buildings in this location possibly on this site. The greater detail of the 1850's 1st Edition OS map shows a group of separate buildings on this site with a mill lade forming the sites southern boundary. The settlement was also the site of a steam-pump constructed in 1788 to supply water to Edinburgh from the Braid Burn, though it is not known if this was located on this development site.

The site is therefore regarded as occurring within an area of archaeological importance both in terms of late-medieval and post-medieval development of Neither Liberton and its rural industrial heritage. Accordingly this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh Local Development Plan (2016) ENV4 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

### Historic Buildings

The proposed scheme will see the demolition of the current predominantly 20th century garage/workshop buildings. However it is possible that the site retains earlier upstanding fabric relating to the site's 18th and 19th century buildings. As such the demolition of this group of industrial buildings is considered as having a potential low-moderate archaeological impact. Accordingly if permission is granted it is essential that prior to and during demolition that a detailed historic building survey is undertaken. The first phase of this will be a detailed HBR assessment with recommendations for detailed survey work to record any historic (pre 1914) fabric.

### *Buried Archaeology*

*As stated this site overlies the site Liberton Dams and is regarded as being of archaeological significance primarily in terms of its post-medieval Industrial archaeology. The proposed development will require extensive excavations in terms of demolition and construction of new buildings, utilities etc. Accordingly it is recommended that a programme of archaeological excavation is undertaken prior to demolition / development.*

*In essence this will see a phased archaeological excavation. The initial phase will be an archaeological evaluation up to a maximum of 10% of the site following the demolition of the existing buildings to ground level. The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or full excavation, recording and analysis of any surviving archaeological remains affected.*

*Accordingly it is essential that the following condition is attached to this consent to ensure that undertaking of the above elements of archaeological work are undertaken.*

*'No demolition/development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (historic building survey, excavation, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

*Please contact me if you require any further information.*

### **Environmental Protection**

*The proposal is for the demolition of the existing former garage and adjacent terrace houses and the erection of purpose build student accommodation. Environmental Protection have commented on a similar proposal previously on this site planning application 16/01889/FUL. This new application has only varied by extending the previous proposal to the adjacent land to the north to include a total of 158 self-contained studio rooms. The site is bordered to the north and south by residential dwellings, to the west by a golf course and to the east by Mayfield Road.*

*The submitted drawings indicate that there will be no vehicle parking, however the application states that they propose 158 car parking spaces. It is assumed that this is a mistake on the application form. If this level of car parking is proposed Environmental Protection shall not be able to support the application.*

*The existing use of the site as a garage means that the land could have become contaminated and should be investigated to ensure that the site is made safe for the intended use. A condition is recommended in this regard.*



*Due to the close proximity of the busy Mayfield Road to the east of the site, the agent should ensure that adequate protection from associated noise is reduced to acceptable levels. An informative is recommended in this regard.*

*Amenity is unlikely to be adversely affected by this proposal; Environmental Protection has no objections to this proposed development, subject to the following condition:*

*Condition:*

*Prior to the commencement of construction works on site:*

*(a) A site survey (including initial desk study as a minimum) 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.*

*Informative:*

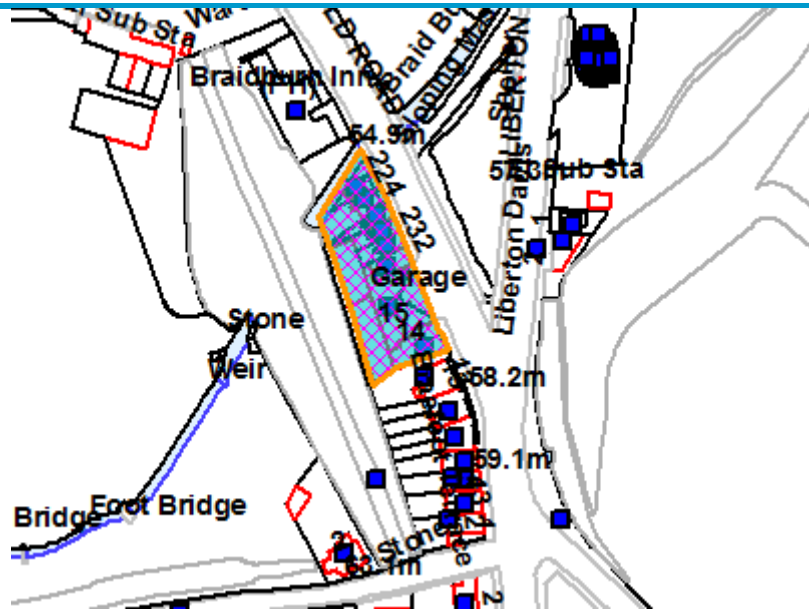
*A scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise should be developed. The scheme will be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following internal noise levels:*

*Bedrooms - 30dB LAeq, T and 45dB LAfmax  
Living Rooms - 35 dB LAeq, D*

*T - Night-time 8 hours between 2300 - 0700  
D - Daytime 16 hours between 0700 - 2300*

## Location Plan

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**END**