

# Development Management Sub Committee

**Wednesday 8 May 2019**

**Report for forthcoming application by**

**Tartan Leisure Ltd. for Proposal of Application Notice**

**19/01604/PAN**

**At Craigpark Quarry, 1 Craigpark, Ratho**

**Detailed design of the buildings for the Wavegarden**

**Scotland development at Craigpark Quarry and information relative to Condition 1 to be attached to planning permission 17/02471/FUL (Minded to Grant notice issued on 5 May 2018).**

<b>Item number</b>	4.1
<b>Report number</b>	
<b>Wards</b>	B02 - Pentland Hills

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at Craigpark Quarry in Ratho.

In accordance with the provisions of the Town and Country planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 19/01604/PAN on 29 March 2019.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The site is part of the disused Craigpark Quarry, at the western edge of the village of Ratho. The site does not include land approved for housing under application number 13/02527/FUL.

Planning permission was minded to grant for a wavegarden leisure facility within the quarry, application reference 17/02471/FUL.

The site is bound to the north by a strip of trees and shrubbery, next to the Union Canal, which is a scheduled ancient monument and by the Edinburgh International Climbing Arena to the north east. It is bound to the west by agricultural land and to the south by Bonnington Quarry.

A Local Nature Conservation Site runs along the northern edge of the site and to the south east there is an area of Long Established Woodland of Plantation Origin.

This application site is located within the Ratho Conservation Area.

### **2.2 Site History**

The site was an active quarry producing hard rock until 1990 when all extraction ceased.

May 2002 - planning application for restoration of redundant quarry and mixed use redevelopment comprising housing, business and commercial uses, with associated engineering works refused (application reference 02/01597/FUL).

14 August 2009 - planning permission was granted for the erection of 117 dwelling houses on the neighbouring site and restoration of the disused quarry to the south west for public amenity purposes (formation of country park) (application reference 05/01229/FUL). An Environmental Impact Assessment was submitted with this application. The proposal included 45 town houses 42 four storey apartments, and 30 detached dwelling houses. The planning permission is subject to a legal agreement, requiring amongst other matters the implementation of a phased restoration programme and landscape management plan. The approved restoration works are currently in progress, with infilling of the quarry site now well underway.

21 November 2014 - planning permission was granted for a material variation to planning permission Ref; 05/01229/FUL to provide amended housing layout and substitution of house types and associated works (application reference 13/02527/FUL).

17 June 2016 - A PAN was submitted for the restoration of former Craigpark Quarry for outdoor countryside and water related leisure and recreation, waterside development, visitor accommodation, access infrastructure and ancillary facilities. Ref 16/03170/PAN and was withdrawn on 22 December 2016.

21 December 2016 - A PAN was submitted for Infrastructure provision (including operational works), landscaping and access (pedestrian and vehicular) associated with the development of the site for an outdoor leisure complex, including tourism accommodation facilities, ancillary (class one) retail and (class three) food and drink uses and associated works ( for planning permission in principle) (application reference 16/06371/PAN).

25 April 2019 - planning permission was minded to grant for an Outdoor leisure complex incl. water sport+training facilities infrastructure, access (pedestrian+vehicular), landscaping+ancillary works (full planning permission), ancillary class 1 (retail)+class 3 (food+drink) uses, tourism accommodation facilities (PPP) (application reference 17/02471/FUL).

## **Main report**

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

The application is for full planning permission for the detailed design of the buildings for the Wavegarden Scotland development at Craigpark Quarry in relation to condition 1 of planning permission 17/02471/FUL.

### **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 site is located within the Countryside Policy Area as defined in the Edinburgh Local Development Plan. Policy Env 10 allows for recreation development where a countryside location is essential and development is in scale and quality of design appropriate to the use and the rural character of the area.

**b) the design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;**

The applicant indicated in the original submission that an architectural competition may be held to ensure high quality design on the site. The buildings will be required to accord with the siting, height and footprints approved in the original application. A design and access statement will be required to accompany the application.

**c) there are any other environmental factors that require consideration;**

The application will be required to satisfy the requirements of condition 1 of application reference 17/02471/FUL as follows:

*Notwithstanding the information submitted on the plans hereby approved, detailed planning permission must be sought for all the support buildings (including orientation building, HUB reception building, WETs building and Service Building), the recreation facilities (including the water sports facility, zip wire, ski and snowboard kicker, the tubing slide and ancillary structures), and the visitor overnight accommodation buildings (including lodge and pod buildings) shown on the proposed masterplan drawing reference 14048 L106 EOO. The total gross floor area of the buildings should not exceed 4500 square metres and the buildings should not exceed two storeys in height A.O.D.*

*The detailed application should include the following information:*

- Height, massing, siting and ground floor levels;*
- Design and external appearance of all buildings, roof form, open space, public realm and other structures;*
- All operational aspects of water sports facility, open space and public realm;*
- Existing and finished site and floor levels in relation to Ordnance Datum;*
- Roads, footways, cycleways, servicing and layout of car parking and cycle parking provision in accordance with standards agreed within the approved layout; including an access management plan;*
- Amendments of any treatment to adopted roads and footways;*
- Surface water management, drainage arrangements, SUDs proposals and SUDs maintenance plan;*
- All operational aspects and noise assessment of the commercial and business uses including details of servicing arrangements, opening hours, all external plant, machinery and/or ventilation, hours of deliveries and collections, inclusion of a site management plan; details should be provided which confirm that the ventilation will meet the relevant criteria;*
- Waste management and recycling facilities;*
- External lighting, including floodlighting and street lighting arrangements for the development;*
- Site investigation/decontamination arrangements;*
- Ecological studies including mitigation works to protect against any damage to protected species, bats, otters and badgers;*
- Full details of the proposed centralised energy centre;*
- Detailed soft and hard landscaping plan and levels around the proposed buildings;*
- A schedule of all plants to comprise species, plant size and proposed number and density;*
- Inclusion of hard and soft landscaping details including tree removal;*
- Landscape management plan including schedule for implementation and maintenance of planting scheme; and*
- Any boundary treatments, including noise barriers.*

The applicant will be required to submit sufficient information to demonstrate that the buildings can be developed without having a detrimental impact on the environment. In order to support the application, the following documents should be submitted:

- Pre-application consultation report;
- Planning statement;
- Design and Access Statement;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- Tree Survey and Constraints Plan to BS 5837:2012; and
- Phase 1 Habitat and Protected Species 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**

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

## **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** 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**

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

## **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 Proposal of Application Notice (reference 19/01604/PAN) has been advertised in the Edinburgh Evening News. The applicant has notified the Community Council and local councillors on 28 March 2019.

A dedicated website has been created for the site called [www.wavegarden.scot](http://www.wavegarden.scot)

The applicants will hold a consultation meeting at Ratho Library on 8 May 2019 between 3pm and 8pm.

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

### **Background reading/external references**

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- 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

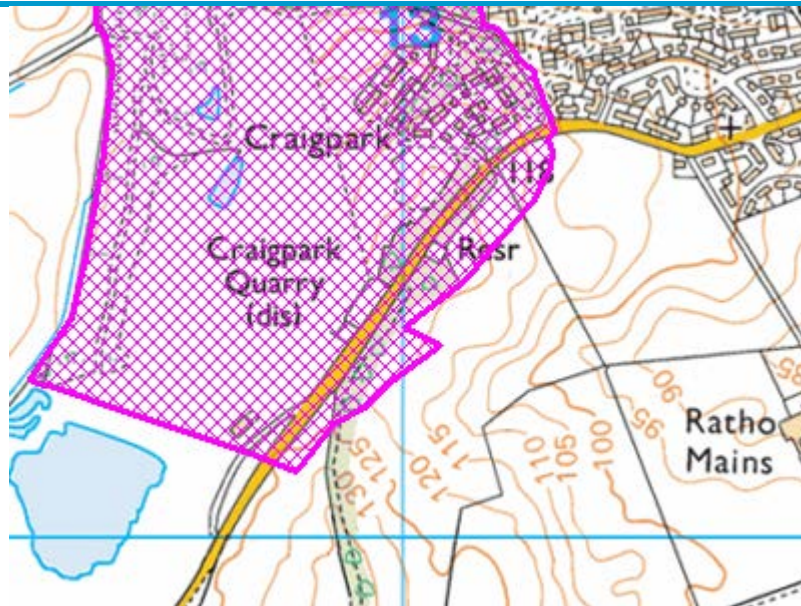
The City of Edinburgh Council

Contact: Jennifer Paton, Senior Planning Officer

E-mail: [jennifer.paton@edinburgh.gov.uk](mailto:jennifer.paton@edinburgh.gov.uk) Tel: 0131 529 6473

## Location Plan

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