

Development Management Sub Committee

Wednesday 19 June 2019

Report for forthcoming application by

John Talbot. for Proposal of Application Notice

19/02043/PAN

**At Site 90 Metres South of 2, Peffer Place, Edinburgh
Mixed-residential development comprising of student/co-
worker living, assisted living and a dementia care centre with
landscaping, SUDs, carparking, access and associated
infrastructure. On vacant land opposite the White House and
adjacent to Craigmillar Library.**

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 application for planning permission for the development of a mixed use development comprising student/co-worker living, assisted living and a dementia care centre with landscaping, SUDs, car parking, access and associated infrastructure on vacant land located on Niddrie Mains Road.

In accordance with the Town and Country Planning Act 1997, as amended, the applicant submitted a Proposal of Application Notice (19/02043/PAN) on 25 April 2019.

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 is approximately 2.9 hectares in area and lies to the north of Niddrie Mains Road in Craigmillar. The site was previously occupied by a retail warehouse and was subsequently used as an overspill vehicle parking area for the neighbouring depot. The site currently comprises an area of vacant open scrubland and hardstanding with several mature trees.

The southern boundary of the site is formed by Niddrie Mains Road. To the west, adjoining land includes a residential caravan site and Craigmillar Police Station. A solid 2m boundary fence forms the southern and western boundary treatment. Land to the north of the site is occupied by the Castlebrae Business and Industry Area. Land to the east is bounded in part by the Craigmillar East Neighbourhood Centre, and an area of open space, on which the future development of the relocated Castlebrae High School is planned.

2.2 Site History

The site

24 September 2015 - Permission granted for mixed use development including retail (class 1), financial, professional and other services (class 2); food and drink (class 3); business and employment (class 4); residential institutions (class 8); residential (class 9); assembly and leisure (class 11); sui generis flatted development and other associated works including car parking, public realm, access arrangements and works in general at development site at Niddrie Mains Road Edinburgh (application reference 14/03416/PPP. Varied by permission 14/03416/VARY).

Surrounding sites

Under consideration - proposal for the development of a three and four storey secondary school with associated hard and soft landscaping, 'town square', external sports provision and car parking (application reference 19/01771/FUL).

10 May 2018 - Planning permission granted for an educational, learning and teaching landscape design to the proposed SUDs Basin (application reference 17/04498/AMC).

23 February 2018- planning permission granted for the erection of 194 new residential units, comprising 128 flats and 66 terraced houses, along with associated roads, pedestrian paths, parking courtyards, amenity space and soft landscaping (matters listed in conditions one i (a), two, three (excluding (h)), four, five and six) (as amended) (application reference 17/03244/AMC, varied by 17/03244/VARY).

Main report

3.1 Description of The Proposal

An application for planning permission will be submitted for the erection of a mixed-residential development comprising of student/ co-worker living, assisted living and a dementia care centre with landscaping, SUDs, car parking, access and associated infrastructure on vacant land located on Niddrie Mains Road.

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 currently brownfield in nature. The proposals for the site require to be assessed against the relevant policies of the LDP.

As the development comprises an element of student accommodation, Policy Hou 8 is also relevant. This policy seeks to ensure that student housing developments are located appropriately in terms of access to university facilities by sustainable methods and to ensure that proposals do not lead to excessive concentrations of student accommodation in their locality.

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 application will be for full planning permission. A design and access statement will be required to accompany the application. The layout and design of the proposed development will be assessed against the requirements of the Edinburgh Design Guidance and the Craigmillar Urban Design Framework.

Early proposals were presented to the Edinburgh Urban Design Panel in December 2018. The key considerations were:

- Ensuring design principles from the Craigmillar Urban Design Framework are followed to make a positive contribution to the local townscape and public realm;
- Demonstrating that the proposed uses could be effectively integrated into the local centre, seeking advice in the fields of landscape architecture and design for older people and those with cognitive impairments;
- Ensuring that the site layout improves permeability and provides positive integration with boundaries and adjacent uses;
- Ensuring that the development respects the setting of the category B listed White House building;
- Considering the setting within the landscape context; and
- Demonstrating that a balance can be struck on the site between providing an accessible facility, and the need for secure boundaries and layout for vulnerable residents.

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

The proposal should have regard to the transport policy of the LDP and Designing Streets. Consideration should be given to prioritising pedestrian and cycle movement.

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 unacceptable impact on the environment. In order to support the application the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Transport information;
- Archaeology Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment; and
- Sustainability Statement.

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. Early proposals were presented to the Edinburgh Urban Design Panel I December 2018.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 19/02043/PAN) outlined two public exhibitions to be held at:

- Craigmillar Library, Niddrie Mains Road on 18 June 2019 (14:00 - 19:00)

The applicant has also undertaken the following measures:

- Correspondence with local councillors, MSPs and MP;
- Correspondence with Craigmillar Community Council; and
- Publicity of public event in the local press (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

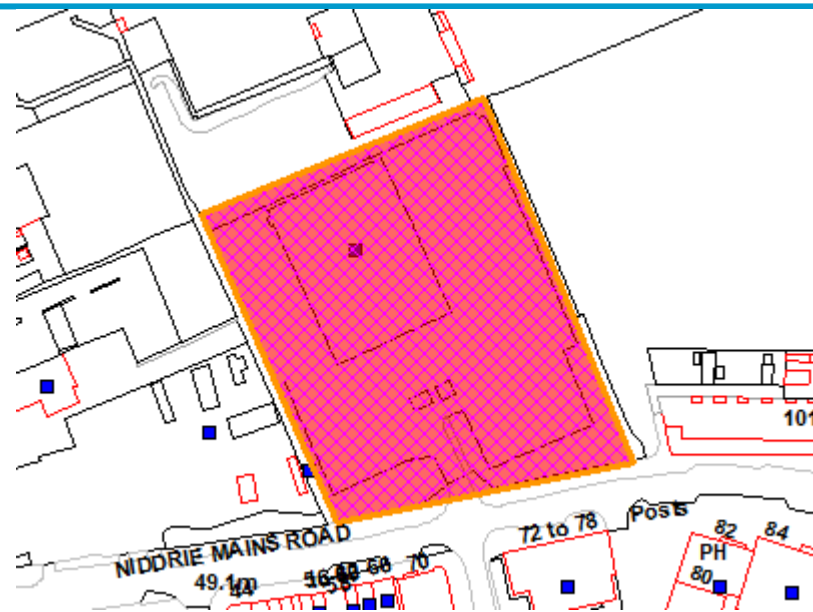
PLACE

The City of Edinburgh Council

Contact: Julie Ross, Planning Officer

E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END