

Development Management Sub Committee

Wednesday 20 May 2020

Report for forthcoming application by

Gladman Developments Ltd. for Proposal of Application Notice

20/00529/PAN

at Land At The Wisp, Edinburgh, EH16 4SG'

Planning permission in principle for proposed residential development with associated SUDS, landscaping, infrastructure and engineering works.

Item number

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 in principle for residential development with associated SUDs, landscaping, infrastructure and engineering works on land at the Wisp, Edinburgh.

In accordance with the Town and Country Planning Act 1997, as amended, the applicant submitted a Proposal of Application Notice (20/00529/PAN) on 4 February 2020.

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 contains the remnants of the now disused Niddrie Bing, a former coal spoil heap. The site extends to 7.7ha and is in a derelict condition. The site has an extensive history for coal mining and there are several known mine entry shafts located within the site boundary.

The site lies between the Wisp and the western edge of the Fort Kinnaird Retail Park. The southern boundary is undefined physically but forms the boundary of CEC's land jurisdiction. The land to the immediate south of the site is located within Midlothian Council's area.

Land to the north contains low density residential development at Wisp Green, Cleikiminfield and Cleikiminrig. These residential streets are split by strips of open space, which define the location of the former coal workings.

The Wisp forms the western boundary of the site, beyond which is located Hunter's Hall Public Park. Land to the immediate east of the site is occupied by existing retail and commercial units at Fort Kinnaird.

The site is in an overgrown condition and there are no existing buildings present. It is largely covered with unmaintained grassland and scrub cover with some areas of trees, particularly along the northern and western site boundary adjacent to the Wisp and in the south of the site. A band of more mature trees runs across the centre of the site from north east to south west. The landform is undulating in nature, in part as a result of its former use as a coal heap.

2.2 Site History

2 March 2000 - Outline planning permission refused for mixed used development (Residential, Business, Commercial & Leisure) as amended to mixed use development incorporating residential and class 4 business use (application reference 99/03204/OUT).

28 March 2007 - Planning permission minded to grant subject to legal agreement for proposed residential development (detached, semi-detached and terraced houses and flats) as amended (application reference 03/02034/FUL).

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for proposed residential development with associated SUDs, landscaping, infrastructure and engineering works. No other details have been submitted.

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 brownfield in nature, having previously being in use as a former coal spoil heap. It is currently unallocated white land in the LDP. The proposals for the site require to be in accordance with the relevant policies of the LDP.

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 applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). A design and access statement will be required to support the application.

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 the impact on traffic flows on local roads and access to public transport. The development should take account of transport proposals set out in the LDP which affect the site. Transport information will be required to support the application and the proposals will be subject to a quality audit.

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 an unacceptable impact on the environment. In particular, it is necessary to demonstrate that the site can be fully and safely remediated for the proposed residential uses, following its former use as a colliery spoil heap.

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;
- Transport information;
- Site Investigation report/ mining report;
- Landscape appraisal;
- Tree Report;
- Archaeology Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Surface Water Management Plan;
- S1 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.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 20/00529/PAN) outlined a public exhibition to be held on Tuesday 18 February at The White House, 70 Niddrie Mains Road, Edinburgh (15:00-20:00hrs). The applicant has also undertaken the following measures;

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- Correspondence with local community councils;
 - Correspondence with local councillors, MP and MSP;
 - Publicity of the engagement event in the local press (Edinburgh Evening News);
 - A consultation website (www.your-views.co.uk/thewisp) went live from the date of the public exhibition (18.02.20).
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The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

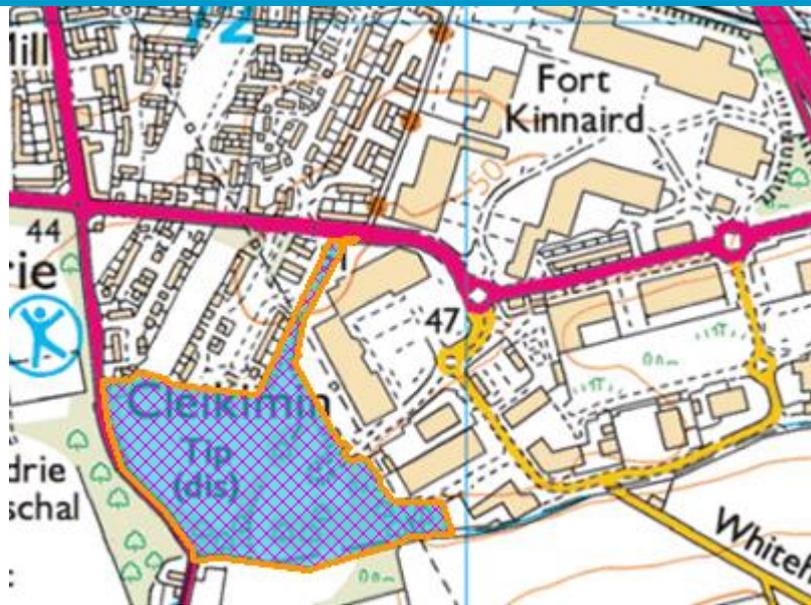
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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