

Development Management Sub Committee

Wednesday 3 June 2020

**Application for Planning Permission 19/05014/FUL
at 48 Duddingston Road West, Edinburgh, EH15 3PS
Erection of 7 residential dwellings with driveways,
associated infrastructure, hard and soft landscaping (as
amended).**

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and setting of the listed building.

The principle of residential development on this site within the urban area is acceptable. The proposed development is of an acceptable design, scale and layout and provides suitable amenity, access, cycle and car parking.

The proposal complies with the adopted Edinburgh Local Development Plan. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

HES, HESSET, LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LEN03, LEN07, LEN12, LEN16, LEN21, LDES01, LDES03, LDES04, LDES05, LTRA02, LTRA03, NSG, NSGD02, NSHOU,

Report

Application for Planning Permission 19/05014/FUL at 48 Duddingston Road West, Edinburgh, EH15 3PS. Erection of 7 residential dwellings with driveways, associated infrastructure, hard and soft landscaping (as amended).

Recommendations

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

Background

2.1 Site description

The application site is the grounds of a category B listed building known as Cairn Lodge. It was listed on the 9 September 1988 (Reference LB28698). The building was built circa 1923 in the style of J Dick Peddie. It is a two storey villa with projecting bays, painted render and a slate roof. The villa is set within relatively substantial garden grounds.

The site stretches between two parallel residential streets. The front of the villa faces Duddingston Road West, though with a notable set back from other properties. To the rear, a high boundary wall runs the length of the site along Meadowfield Terrace.

In the immediate vicinity, Duddingston Road West is characterised by two storey villas in a range of styles dating from around 1950s. Meadowfield Terrace is more mixed in character predominantly consisting of single storey bungalows dating from the 1950s and 60s along with more recent properties.

Duddingston House Inventory Garden and Designed Landscape and Duddingston Conservation Area lies opposite the site across Duddingston Road West.

2.2 Site History

18 October 2019 - concurrent listed building application for demolition of garage and part demolition of boundary wall (application reference: 19/05013/LBC)

3 March 2020 - listed building application currently pending decision for internal alterations to Cairn Lodge (application reference: 20/01073/LBC)

Main report

3.1 Description Of The Proposal

This application seeks planning permission for seven residential dwellings. This consists of six semi-detached three and four bedroom dwellings, facing Meadowfield Terrace and one detached four bedroom dwelling facing Duddingston Road West.

The dwellings are two storeys in height with accommodation arranged over three floors including within the roof space. All of the dwellings have off street parking and three of the semi-detached dwellings and the detached dwelling have integral garages.

The walled boundaries to Meadowfield Terrace will be removed and replaced with a low level walls to front gardens. The wall to Duddingston Road West will also be partially removed to provide access to the proposed detached dwelling.

Previous scheme

The original scheme proposed the construction of eight semi-detached dwellings. This has been reduced with a proposed semi-detached dwelling to Duddingston Road West amended to a single detached dwelling in order to maintain the setting of the listed building.

Supporting Information

The following documents were submitted in support of the application:

- Archaeological Assessment
- Design and Access Statement
- Ecological Constraints Study
- Tree Survey
- Landscape Appraisal
- Drainage Strategy
- Surface Water Management Plan

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

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.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 principle of housing is acceptable;
- b) the proposals preserve or enhance the setting of the listed building;
- c) the scale, form and design are appropriate;
- d) impact on neighbouring amenity is acceptable;
- e) amenity for future occupiers is acceptable;
- f) the proposal will have any parking, traffic or road safety issues;
- g) other matters have been addressed and
- h) any public comments have been addressed.

a) Principle of Housing

Policy Hou 1 (Housing Development) of the Edinburgh Local Development Plan (LDP) states that priority will be given to the delivery of the housing land supply on suitable sites in the urban area provided the proposals are compatible with other policies in the plan.

The application site lies within an existing residential neighbourhood within the urban area. The principle of housing is therefore acceptable under Hou 1 provided it is compatible with other policies in the plan.

Policy Hou 2 (Housing Mix) states that the Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility. The dwellings include semi-detached and a detached property with the number of bedrooms ranging between three and four. Whilst this is not a substantial variance, the site is small and therefore provides a limited range. The proposal therefore contributes to the provision of a mix of housing types and sizes within the area. The proposal complies with Policy Hou 2.

Policy Hou 4 (Housing Density) states that the Council will seek an appropriate density of development on a site having regard to its characteristics and those of the surrounding area, the need to create an attractive residential environment and safeguard living conditions within the development, the accessibility of the site in relation to public transport and the need to encourage and support local facilities.

The immediate character of the area is of detached villas and bungalows set in garden grounds. However, there are also semi-detached dwellings in the wider area. The introduction of semi-detached dwellings to the north of the site will represent a slight increase in density over the very immediate vicinity.

However, the development has good public transport access with services running along Duddingston Road West and services accessible on the A1 Milton Road West five minutes' walk away. These services link to the city centre and to Newcraighall Commercial Centre. The residential environment and living conditions are addressed in sections c) to d). The proposals are compatible with policy Hou 4.

b) Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 states:-

In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Historic Environment Scotland (HES) guidance note Managing Change: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will only be permitted if not detrimental to the appearance or character of the building or its setting.

The application site is within the grounds of the category B listed building Cairn Lodge.

The proposal retains a sufficient amount of garden ground around the Cairn Lodge ensuring that the building's features and presence within the wider setting can still be read. To the front, the detached dwelling whilst sitting forward in the plot, will be located to the west of the lodge creating a visual gap between the old and the new and maintaining views to the lodge's principal elevation with an equal amount of garden ground to either side. To the rear, the proposed semi-detached dwellings will be separated from the lodge by tree planting.

Removal of the rendered wall to the rear of Cairn Lodge and an existing garage outbuilding, whilst included within the listing of the Cairn Lodge, will not have an adverse impact on special interest of the building or its setting. The loss of these elements is considered under corresponding listed building application.

Concerns have been raised that the development will significantly alter principal views to the Cairn Lodge and detrimentally alter its landscape setting. As noted above, the location of the detached dwelling, reduced from a semi-detached dwelling, will maintain views. The remaining garden ground is considered acceptable to maintain appreciation and interpretation of the lodge.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the setting and character of the listed building.

c) Scale, form and design

Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regards to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

The site is a large plot forming the garden ground of Cairn Lodge. It is a unique layout within the surrounding area which is more conventionally laid out with dwellings set 3-5 metres apart with regularly spaced front and rear gardens.

The proposed semi-detached dwellings maintain the established plot layout and building line along Meadowfield Terrace with a low front wall introduced to provide consistency in the streetscene following removal of the existing high boundary wall. Similarly, the placement of the detached dwelling on Duddingston Road West reflects the positioning of neighbouring detached villas.

The proposed dwellings are contemporary in design with a palette of materials consisting of buff brick to ground floors and light render to the first floor. Pitched roofs consist of slate tiles. The semi-detached dwellings feature a staggered roof height with gables facing the road. The staggered effect allows roofline to remain level with the one and a half and two storey neighbouring buildings. The roof of detached dwelling steps down in height and massing where it sits closest to Cairn Lodge.

The contemporary design of the proposed dwellings, though distinct, are of a scale, form and layout which is complimentary to the established townscape. The proposal complies within policy Des 1, Des 3 and Des 4 of the LDP.

d) Neighbouring amenity

Policy Des 5 (Development Design - Amenity) states that development will be permitted where the amenity of neighbouring development is not adversely affected.

The Edinburgh Design Guidance (EDG) states - *The pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances.*

As noted in part c), the development follows the established street layout of the surrounding area. The front to front separation between new and existing properties on Meadowfield Crescent will be approximately 24 metres. Four of the semi-detached properties will back onto Cairn Lodge with a separation distance ranging between 16 and 17 metres with windows set 10 metres from the common boundary. The layout of Cairn Lodge means that there are no principal rooms with windows to this elevation with only secondary windows to bathrooms and kitchen areas. A large picture window serving the stair case has existing obscure glazing. The boundary separating the proposed dwellings and Cairn Lodge will include a 1.8 metre high fence and the planting of eleven new trees. The layout to the rear represents a minor infringement of established privacy distances. However, this is considered acceptable given the context and proposed screening.

The semi-detached properties have no windows to side elevations which would result in loss of privacy to neighbours. The upper floor windows of the new properties will not result in an unacceptable loss of privacy to existing properties either side of the new development as any overlooking will be indirect.

The detached dwelling facing Duddingston Road West will not give rise to privacy issues, with no windows on the west elevation parallel to the property on the immediate boundary. Proposed windows to the east elevation will be at an oblique angle 16.5 metres away from the nearest window of Cairn Lodge and will be screened by new planting. A small terraced area will give rise to a small amount of overlooking. However, this will be limited to an area of the extensive front garden nearest the road.

The positioning of the semi-detached dwellings to the north of Cairn Lodge and the separation of the detached dwelling, along with established layout and massing of those on surrounding sites means that the introduction of new dwellings will not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring dwellings.

The proposals comply with policy Des 5 in terms of neighbouring amenity.

e) Amenity for future occupiers

The Edinburgh Design Guidance provides detail on the minimum internal floor areas for family homes of three or more bedrooms. The minimum internal floor area for a three bedroom house is 81m² and 91m² with enhanced storage for properties with three or more bedrooms.

The proposed dwellings have gross internal floor areas ranging from 131m² to 241m². All provide suitable or enhanced levels of storage and are in excess of minimum requirements. In addition, all properties are dual aspect and will have good levels of daylighting.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

The Edinburgh Design Guidance states that gardens should be designed to allow them to be used for a range of activities and for houses to be adapted and extended over time. Gardens longer than 9m are encouraged.

The proposed semi-detached dwellings have gardens ranging from 10 metres to 12 metres in length and the detached dwelling has a garden of 17.7 metres. These sizes are considered to offer sufficient garden ground.

The amenity for future occupiers is acceptable.

f) Transport

Policy Tra 2 states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

Policy Tra 3 states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

All of the proposed dwellings have off street parking and three of the semi-detached dwellings and the detached dwelling have integral garages. The dwellings will have dedicated cycle storage with either an enclosed secure area to the side of the house or within integral garages.

The proposed seven car parking spaces represent a minimal increase and would not increase the likelihood of any adverse road traffic impacts on the wider road network. The access arrangements are considered appropriate and do not raise safety concerns subject to applied informatives being met.

The Roads Authority was consulted and do not object subject to a number of conditions and informatives being attached. The proposal complies with Policy Tra 2 and Policy Tra 3 with appropriate conditions.

g) Other Planning Matters

Inventory of Gardens and Historic Landscapes

Policy Env 7 (Historic Gardens and Designed Landscapes) states that development will only be permitted where there are no adverse effects on the setting or upon component features which contribute to the value of a site recorded in the Inventory of Gardens and Designed Landscapes.

The grounds of Duddingston House are listed in the Inventory of Gardens and Designed Landscapes and lie to the south of the site across Duddingston Road West.

Historic Environment Scotland has commented that development could have potential to affect this setting.

The area of the gardens forming the grounds of Duddingston House directly opposite the site comprise land now in use as part of Duddingston Golf Course and include a belt of mature woodland. The separation created by the presence of Duddingston Road West, along with the reduction in the number of units from one to two fronting the road, means that there will be no adverse effect on the setting or features of the site.

Flood Protection

Policy Env 21 (Flood Protection) seeks to ensure development does not result in increased flood risk or be at risk of flooding by demonstrating sustainable drainage measures.

The applicant has a Drainage Strategy and Surface Water Management Plan demonstrating that the development provides suitable drainage and flood protection including a 40% uplift for climate change allowances. These measures have been confirmed as acceptable by the Council's Flood Protection Officer.

Ecology

Policy Env 16 (Species Protection) ensures development will not have an adverse impact on species protected under European or UK law

The Ecology Officer has reviewed the submitted Ecological Constraints Report and has recommended a number of informatives to ensure that existing species found on site are protected and the site provides suitable enhancements to local biodiversity.

Trees

The site has a number of existing trees which are proposed to be removed. These trees have been subject to a tree survey. The survey and site were previously reviewed by the Council's Tree Officer who concluded that the loss of the existing trees would not be of any detriment to the setting or amenity of the area. The trees have no cultural or heritage qualities that would result in the Council affording the statutory protection of a Tree Preservation Order on them.

The submitted landscape plan proposes a replacement tree planting schedule with groups of trees and hedging used to enhance the landscape setting of the site.

h) Public comments

Material comments - Objection:

- Increase in density not appropriate - this has been addressed in section 3.3 a);
- Detrimental impact on listed building and setting - this has been addressed in section 3.3 b);
- Loss of listed on site features including wall - this has been addressed in section 3.3 b);
- Increase in scale, form and design not compatible with existing character - this has been addressed in section 3.3 c);
- Overdevelopment of site - this has been addressed in section 3.3 c);
- Amenity impacts including loss of privacy to gardens, amenity of Cairn Lodge and overshadowing - this has been addressed in section 3.3 d);

- Increased traffic movements, parking and road safety issues on Meadowfield Terrace - this has been addressed in section 3.3 f);
- Safety impacts from position of driveways - this has been addressed in section 3.3 f);
- Insufficient parking - this has been addressed in section 3.3 f);
- Drainage and sewer capacity insufficient and risk of flooding - this has been addressed in section 3.3 g); and
- Impact on wildlife, loss of trees - this has been addressed in section 3.3 g).

Non-Material Comments:

- Lack of maintenance to existing garden ground - maintenance of private gardens is not a material planning consideration;
- Meadowfield Terrace unsuitable for construction access - this is not a material planning consideration;

Conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and setting of the listed building.

The principle of residential development on this site within the urban area is acceptable. The proposed development is of an acceptable design, scale and layout and provides suitable amenity, access, cycle and car parking.

The proposal complies with the adopted Edinburgh Local Development Plan. There are no 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. EV charging points shall be provided in accordance with the parking standards in the Edinburgh Design Guidance and implemented prior to the occupation of the development hereby granted.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

Reasons:-

1. To comply with current Parking Standards.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location 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.
4. 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.
5. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth)
6. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road
7. Any gate or doors must open inwards onto the property
8. Any hard-standing outside should be porous
9. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point

10. The Ecological Constraints Study notes evidence of a fox earth and holes on site. Prior to the commencement of development and any earthworks, action is required to ensure that, prior to the destruction of the fox earth, that foxes are not occupying it and are excluded from it e.g. by using one-way gates or other humane methods. In order to ensure species are protected and to act legally under the Wild Mammals Protection Act (1996).
11. Prior to the commencement of development, a breeding bird nest check is required to ensure legal compliance under the Wildlife Countryside Act if the proposed development works are planned during the breeding bird season (generally defined as mid-March to mid-August, although some species may breed outwith this period). Bird nest checks are to be completed by an experienced ecologist if any works are undertaken within the breeding bird season.

Any active nests should be delineated with an appropriate buffer, depending on the species. No works should be undertaken within this exclusion buffer until breeding has been completed and the young have left the nest. All existing active nests should be monitored to ensure that the nests are no longer active before the start of works within the delineated buffer.

12. Given the predicted impact on breeding birds, it is recommended that proprietary nest boxes are installed on the new properties to provide new habitat for breeding barn swallow (*Hirundo rustica*), house martin (*Delichon urbicum*) and house sparrow (*Passer domesticus*).

To enhance local biodiversity there is potential to provide opportunity for Swifts (*Apus apus*) by incorporating swift bricks into the building and incorporating planting within the development to include pollinator-friendly native plants as well as suitable habitats e.g. bee bricks.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 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

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

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

There were 33 representations received raising objections to the proposed development. These are summarised and addressed in the assessment section of this report.

Background reading/external references

- 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**

Located within the urban area as defined by the Edinburgh Local Development Plan 2016.

Date registered

18 October 2019

Drawing numbers/Scheme

01, 02A, 03, 04, 05A, 06A, 07, 08, 09A - 12A, 13, 14A, 18,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:**Relevant Government Guidance on Historic Environment.**

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Relevant policies of the Local Development Plan.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

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

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 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

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.

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 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Appendix 1

Application for Planning Permission 19/05014/FUL At 48 Duddingston Road West, Edinburgh, EH15 3PS Erection of 7 residential dwellings with driveways, associated infrastructure, hard and soft landscaping (as amended).

Consultations

Historic Environment Scotland

Thank you for your consultation which we received on 29 October 2019. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

*GDL00147
DUDDINGSTON HOUSE
Garden and Designed Landscape*

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of 8 residential dwellings with driveways, associated infrastructure, hard and soft landscaping.

The application affects the grounds and B-listed Cairn Lodge constructed around 1923 on what was then open fields at the foot of Arthurs Seat. As detailed in AOC's accompanying Desk Based Assessment (Report 25005) this location also places it to the east of the medieval village of Duddingston and opposite the grounds for Duddingston House. As such it occurs within an area of archaeological interest.

However, I concur with AOC's conclusions that the site has a low potential for containing significant undisturbed archaeological remains, especially given the likely impact of modern landscaping caused by the occupation of the house. It is therefore concluded that this proposal will not have significant archaeological impact.

Roads Authority

No objections to the 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 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;*
- 2. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*
- 3. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*
- 4. Any gate or doors must open inwards onto the property;*
- 5. Any hard-standing outside should be porous;*
- 6. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point*
- 7. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;*

Note:

The proposed car and cycle parking is acceptable.

Waste Services

No objections.

As this is for 8 individual property's and presentation would be the same as the surrounding area, Individual kerb side collections.

We would have no objection to this proposal, I would only stress to the architect that space should be allowed within each plot for the housing of the below bins out with collections.

Below P/house

140 litre Domestic waste bin

240 litre recycling waste bin

44 litre box for glass collections.

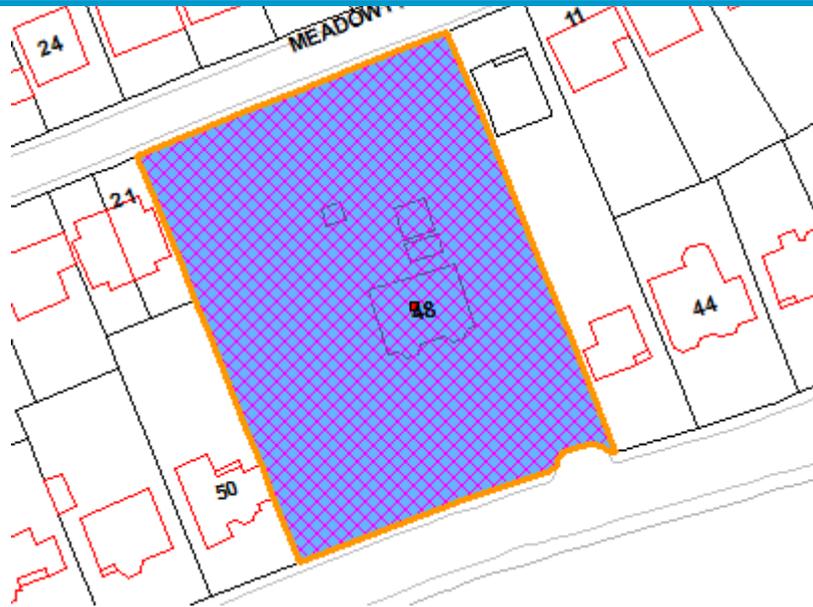
25 litre food waste presentation box

Please ask the Architect to inform the developer / builder to contact me directly 12 weeks prior to residents moving in to arrange for the purchase and delivery of the bins and to add these to the systems for collection..

Flood Protection

Updated report and applicant responses, satisfy CEC Flood Prevention's comments. This application can proceed to determination, with no further comments from our department.

Location Plan



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