

Andrew Megginson Architecture (Jamaica
Mews).
Andrew Megginson
29 Jamaica Mews
New Town
Edinburgh
Scotland
EH3 6HL

Mr Neil MacRitchie
21 Braid Hills Approach
Edinburgh
Scotland
EH10 6JZ

Decision date: 6 February 2020

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Erect garden room within garden space of house.
At 21 Braid Hills Approach Edinburgh EH10 6JZ

Application No: 19/05116/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 25 October 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The mass and position of the proposed development would result in significant encroachment of the rural landscape adversely impacting upon the quality and character of the Green Belt. The proposal is therefore contrary to Policy Des 1, Policy Env 10 of the Edinburgh Local Development Plan and the non-statutory Guidance for Development in the Countryside and Green Belt.
2. The proposed development by virtue of its scale and visually prominent location would have a significant adverse impact on the scenic value and special character of

the Braids, Liberton and Mortonhall Special Landscape Area. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Des 1 and Env 11.

3. The scale and position of the proposed development would result in the loss of Open Space which would result in a significant impact on the quality and character of the local environment. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Env 18.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

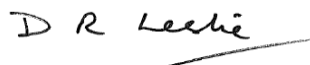
Drawings 01, 02, 03, 04, 05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed development would have an adverse impact on the rural character and quality of the Green Belt, Special Landscape Area and Open Space. It is therefore contrary to Local Development Plan Policies Des 1, Env 10, Env 11, Env 18, and the relevant non-statutory guidance.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly on 0131 469 3988.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 19/05116/FUL At 21 Braid Hills Approach, Edinburgh, EH10 6JZ Erect garden room within garden space of house.

Item	Local Delegated Decision
Application number	19/05116/FUL
Wards	B10 - Morningside

Summary

The proposed development would have an adverse impact on the rural character and quality of the Green Belt, Special Landscape Area and Open Space. It is therefore contrary to Local Development Plan Policies Des 1, Env 10, Env 11, Env 18, and the relevant non-statutory guidance.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES01, LDES05, LEN03, LEN10, LEN11, LEN12, LDES03, LEN15, LEN16, LEN18, NSG, NSHOU, NSGCGB, NSGD02,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application site relates to ground within the curtilage of the former greenkeepers house that is part of the golf club houses on the Braid Hills Golf Course. The house is part of the former club house which is B listed along with the Thistle Club House to the south. (listed on 14/01/2014, ref. 52158)

The site is within the Green Belt, a Special Landscape Area, Open Space and a Local Nature Conservation Site.

2.2 Site History

The site has the following planning history:

3 May 2019 - Extension and alterations to existing house (as amended) - Granted (Ref: 19/00438/FUL)

20 March 2019 - Extension and alterations to existing house (as amended) - Granted (Ref: 19/00433/LBC)

14 February 2019 - Extension and alterations to existing house (as amended) - Withdrawn (Ref: 19/00616/FUL)

Main report

3.1 Description Of The Proposal

The application proposes the following works;

-Erection of garden room to side and rear of property

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, it needs to be considered whether:

There would be a significant adverse impact on;

- a) The Green Belt, Special Landscape Area and Protected Views;
- b) The provision of Open Space;
- c) The architectural character, appearance, historic interest or setting of a listed building;
- d) Habitats and Protected Species; and,
- e) Neighbouring Amenity.

a) Impact on the character of the Green Belt, Special Landscape Area and Protected Views

The proposed development seeks approval for a detached single storey building located on land to the side and rear of the former greenkeepers house; a Category B Listed Building. The footprint of the building would be spatially detached from the house to the north-east, on land within the Green Belt and the Braids, Liberton and Mortonhall Special Landscape Area. The Local Development Plan Policies Des 1, Env 10, Env 11, Env 12, 'Guidance for Development in the Countryside and Green Belt', Special Landscape Area: Statement of Importance are therefore applicable:

Proposed development should therefore conform to one of the criteria set out in Policy Env 10 and the non-statutory guidance. Development should not detract from the landscape quality of the Green Belt. Criteria c) allows ancillary developments provided that a building is of an appropriate scale, design and use.

Policy Env 11 states that development shall not be granted where it would have a significant adverse impact on the special character or qualities of the Special Landscape Area (SLA). In addition, Policy Des 1 states that permission shall not be granted for development that would be damaging to the character and appearance of the area around it, particularly where this has a special importance. Further, the Statement of Importance specific to the Braids, Liberton and Mortonhall SLA emphasises its high scenic and recreational value characterised by broad east-west ridges, with steep craggy western slopes by clothed by woodland, scrub, rocky outcrops and golf course planting.

In addition, Policy Env 12 states in relation to trees that development shall not be granted if likely to have a damaging impact on trees or woodland worthy of retention.

The character of the land to which the proposal relates and surrounds is rural in its nature; defined by the prevalence of trees and rugged landscape. Whilst the land is within the curtilage of the main dwelling, its visual appearance is not of domestic garden ground - which is evident to the rear of the property (north-west). The wooded appearance of this land provides continuity with the surrounding landscape, and in this regard contributes to the overall character of The Braids. The site's location on the crest of an escarpment occupies an elevated position highly visible from many directions including several trees on site. This area of land helps form the horizon from Protected City Viewpoint ; Buckstone Snab, whilst also evident from Braid Hills Road below. In addition, the site can be viewed from many directions including Edinburgh Castle, Corstorphine Hill, Craiglockhart Hill and Easter Craiglockhart Hill.

The development is for a flat-roofed single storey structure of 3m maximum height; covering approximately 45 sqm on existing grassland. The building would be constructed externally in natural stone and glazing with a green cedar roof and utilised internally for a lounge, shower room and entrance hall with an external terrace on the north elevation. Three trees are potentially affected by the proposal with one Scots Pine proposed to be removed.

It is considered that the scale of this building, in tandem with its position on elevated ground would result in significant encroachment of this landscape. Whilst the materials proposed (natural stone, glass, and cedar roof) would be relatively sympathetic to the surrounding context, the overall mass of the structure would result in a highly visible form of development. In addition, given the domestic use of the structure and glazed openings there is the potential for increased visibility through internal illumination. In this sensitive and detached location this would be disruptive to the rural landscape character of the hills.

The submitted arboricultural method statement states one tree is recommended to be removed; a Scots Pine Tree, and the building would lie within the RPA of two other trees (Pendunculate Oak, Lodgepole Pin) which could be retained with appropriate protection measures. As alluded to above, the trees are prominent in views beyond the immediate foreground and in this regard contribute to the wider landscape quality of the area. In this respect, there would be a presumption against their loss. Further, the building as shown on the site plan would be constructed on ground in which a gradient is evident in which regrading works would be required, possibly resulting in further disturbance to the surrounding trees.

However, notwithstanding the extent of impact upon these trees, the principle of development of this scale in this elevated location is considered unacceptable in terms of its intrusion upon the rural character and qualities of the landscape. The proposal would therefore have a detrimental impact upon the character of the Green Belt, and this Special Landscape Area therefore contrary to Local Development Plan Policies Des 1, Env 10 and Env 11.

b) Open Space

The site lies within an area of Open Space therefore Policy Env 18 is applicable. In line with the above, the scale of the building would be significant and be positioned on land which contributes to the quality and character of the local environment. Whilst the size

of land where the building would be positioned is proportionally modest in relation to the overall land designated as open space, it is of significant amenity value given its visibility on a wider spatial context, and, proximity to walking routes. Erosion of this land for domestic use of this scale and function proposed, would therefore be damaging to its character and quality contrary to Policy Env 18.

c) Impact on Setting of Listed Building

The development would be positioned within the curtilage of the main property; a Category B Listed Building, therefore Local Plan Policy Env 3 - Listed Buildings - Setting, is applicable. Whilst the form and design of the building would be at odds with the architectural style of the main house, it would be spatially detached and single storey in its entirety. In this regard it would not be read in the context of the Listed Building and to this end would not be detrimental to its architectural character, appearance or historic interest of the building, or its setting.

d) Impact on Habitat, Protected Species

The site lies within an area of notable habitat species therefore EDP Policies Des 3, Env 15, Env 16 are applicable. It is not considered likely that the proposal would impact upon any habitat species, subject to the inclusion of a condition that the clearance of vegetation or roof works should take place outwith the bird breeding season in the event that permission is granted and an informative relating to recommendations for further survey and mitigation measures in accordance with the Ecological Appraisal submitted.

e) Neighbouring Amenity

The development would be positioned on land detached from all neighbouring properties therefore would have no impact upon their amenity in terms of the daylight, sunlight and privacy criteria outlined in the non-statutory Guidance for Householders. In this regard, the proposal complies with Policy Des 5 and the non-statutory guidance with respect to neighbour's amenity.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The mass and position of the proposed development would result in significant encroachment of the rural landscape adversely impacting upon the quality and character of the Green Belt. The proposal is therefore contrary to Policy Des 1, Policy Env 10 of the Edinburgh Local Development Plan and the non-statutory Guidance for Development in the Countryside and Green Belt.

2. The proposed development by virtue of its scale and visually prominent location would have a significant adverse impact on the scenic value and special character of the Braids, Liberton and Mortonhall Special Landscape Area. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Des 1 and Env 11.

3. The scale and position of the proposed development would result in the loss of Open Space which would result in a significant impact on the quality and character of the local environment. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Env 18.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development**Plan Provision**

Policies - Edinburgh Local Development Plan - Urban Area

Date registered

25 October 2019

**Drawing
numbers/Scheme**

01, 02, 03, 04, 05,

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail:lewis.mcwilliam@edinburgh.gov.uk Tel:0131 469 3988

Links - Policies

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

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

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 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

LDP Policy Env 11 (Special Landscape Areas) establishes a presumption against development that would adversely affect Special Landscape Areas.

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

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 Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

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

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Non-statutory guidelines DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

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.

Appendix 1

Consultations

No consultations received.

END



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100152283-008

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Andrew Megginson Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	No. 1
Last Name: *	Megginson	Building Number:	
Telephone Number: *		Address 1 (Street): *	29 Jamaica Mews
Extension Number:		Address 2:	New Town
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 6HL
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Neil"/>	Building Number: <input type="text" value="21"/>
Last Name: *	<input type="text" value="MacRitchie"/>	Address 1 (Street): * <input type="text" value="Braid Hills Approach"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH10 6JZ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="21 BRAID HILLS APPROACH"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 6JZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669882"/>	Easting	<input type="text" value="324824"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erect garden room within garden space of house at 21 Braid Hills Approach Edinburgh EH10 6JZ

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see review statement.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Review statement, decision notice, planning application form, proposal drawings, supporting statement, tree report, preliminary ecological assessment, topographical survey and report of handling.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

19/05116/FUL

What date was the application submitted to the planning authority? *

25/10/2019

What date was the decision issued by the planning authority? *

06/02/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Site visits to the proposal location and the viewpoints to which the planning officer has stated the proposal will 'adversely affect' should be undertaken to understand how the proposal will have no detrimental effect to the area or the said viewpoints.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To discuss the proposals with the councilors and answer any specific queries they may have.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Andrew Megginson

Declaration Date: 28/04/2020



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100152283-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erect garden room within garden space of house.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Andrew Megginson Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	No. 1
Last Name: *	Megginson	Building Number:	
Telephone Number: *		Address 1 (Street): *	29 Jamaica Mews
Extension Number:		Address 2:	New Town
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 6HL
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Neil	Building Number:	21
Last Name: *	MacRitchie	Address 1 (Street): *	Braid Hills Approach
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH10 6JZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

21 BRAID HILLS APPROACH

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH10 6JZ

Please identify/describe the location of the site or sites

Northing

669882

Easting

324824

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

726.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Residential

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px;">1</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; padding: 2px 10px;">1</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

If Yes or No, please provide further details: * (Max 500 characters)

Existing provision for existing house to be used.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

☐ Yes ☐ No ☒ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Andrew Megginson

On behalf of: Mr Neil MacRitchie

Date: 25/10/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Tree report

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Andrew Megginson

Declaration Date: 25/10/2019

Payment Details

Online payment: 1315719936834252

Payment date: 25/10/2019 09:54:00

Created: 25/10/2019 09:55

Proposal Details

Proposal Name	100152283
Proposal Description	Extension, Alterations and Garden Room to 21
Braid Hills Approach, Edinburgh	
Address	21 BRAID HILLS APPROACH, EDINBURGH,
EH10	6JZ
Local Authority	City of Edinburgh Council
Application Online Reference	100152283-008

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
Review Document 1	Attached	A4
Review Document 2	Attached	A4
Review Document 3	Attached	A3
Review Document 4	Attached	A3
Review Document 5	Attached	A3
Review Document 6	Attached	A2
Review Document 7	Attached	A4
Review Document 8	Attached	A0
Review Document 9	Attached	A4
Review Document 10	Attached	A4
Review Document 11	Attached	A4
Review Statement	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-008.xml	Attached	A0



**PRE-DEVELOPMENT REPORT
ON TREES LOCATED AT:
21 BRAID HILLS APPROACH,
EDINBURGH.
EH10 6JZ.**

REF: AMA/TS/19.06.19

Prepared at the request of;
Mr. Andrew Megginson,
Andrew Megginson Architecture,
29/1, Jamaica Mews,
Edinburgh.
EH3 6HL.

Prepared by:

CHRIS SIMPSON.

MICFor, CEnv, F.Arbor.A, MEWI, Dip. Arb (RFS), HND (For), Tech Cert (Arbor.A), Cert Arb (RFS).
Informed Tree Services Ltd,
67 Buchan Street,
Hamilton.
ML3 8JY.

Tel: 01698 428603
Mobile: 07881 677813
E- Mail: chris@informedtreeservices.co.uk

Signed: chris simpson

19th June 2019.

This report has been prepared exclusively for the use of the **Mr. Neil MacRitchie and his appointed agents** on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if he does, then he relies upon it at his own risk.

1 INTRODUCTION & INSTRUCTIONS

- 1.1 Following communications requesting a tree survey received from Mr. Andrew Megginson, of Andrew Megginson Architecture, on the 29th April 2019, a quote for the cost of a tree survey was provided. The quote was accepted in writing by Mr. Megginson on the 2nd May 2019.
- 1.2 It was agreed that Mr. Chris Simpson (author) of Informed Tree Services Ltd (ITS) would carry out a Visual Tree Assessment (VTA Type 1, Mattheck and Breloer 94) of the trees located within the “21 Braid Hills Approach” site; as highlighted in documentation provide by Mr. Megginson.¹
- 1.3 On review of the documentation forwarded by Mr. Megginson, it is understood the report is required to ensure appropriate tree protection and management during proposed construction of “garden house” and associated footpath. Therefore, measurements and calculations pertaining to and required by the British Standards Institute (BSI) publication “*BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations*” have been taken.
- 1.4 The assessment was carried out on 13th June 2019, with the aim of assessing the trees’ short to medium term health prospects and the trees’ future suitability for the site. The possibility of future construction work was taken into consideration while surveying the trees, (as per BS5837: 2012, section 4.4.2.2).
- 1.5 Mr. Megginson clarified the approximate position of the proposed development via site plans.
- 1.6 All inspected and recorded trees have had ID tags attached. Tag numbers start at 001659. In all further reference to these tag numbers the pre-fix “00” has been omitted.
- 1.7 A number of trees, plotted on the supplied topographical survey, are located on adjacent land to the south of the garden. These trees, not being in the ownership of the client, are referred to as T1, T2, etc. They have not been tagged.

¹ ACAD-Braid Hills5-Print-Model-A0 landscape (PDF)

2 LIMITATIONS

- 2.1 All survey work was carried out from ground level, as this is a preliminary report, should further investigation be required this will be highlighted in the report recommendations.
- 2.2 No soil, foliage or root samples were taken for analysis, should any further investigation be required this will be highlighted in the report recommendations.
- 2.3 No decay measurements were taken, should such investigations be required this will be highlighted in the report recommendations.
- 2.4 Trees are living organisms and can decline in health rapidly due to biotic and abiotic influences. Therefore, failure of intact trees can never be ruled out due to the laws and forces of nature.²
- 2.5 Tree locations are based on a topographical plan of the 21 Braid Hills Approach site.³
- 2.6 No approach was made to the Local Planning Department (LPA) to ascertain whether any legal protection is afforded to the trees inspected/referred to in this report.
- 2.7 Only trees located within, or close to, the designated development area have been inspected.
- 2.8 Therefore, this report and its supporting plans should not be taken as a definitive account of the mature trees in or near the “21 Braid Hills Approach” area.
- 2.9 Recommended timescales for remedial work should be treated as a maximum duration; not the optimal timing.
- 2.10 Durations should be based on the date of this report; please refer to page 1.

² Mattheck. C. (94)

³ ACAD-Braid Hills5-Print-Model (DWG)

3 SUMMARY

- 3.1 Twenty-three individual trees were inspected in detail by Mr. Chris Simpson, of Informed Tree Services Ltd, on the 13th June 2019.
- 3.2 One tree has been classified as a category A tree, “high desirability for retention”. Six have been classed as category B trees, “moderate desirability for retention” and sixteen as category C, “low desirability for retention”. No category U trees “unsuitable for retention” were recorded.
- 3.3 The proposed garden house’s footprint is devoid of trees but does impinge within the BS5837 calculated root protection area (RPA) of three trees. Those being trees 1664, 1665 & 1666.
- 3.4 Tree 1664 is a small low value Lodgepole Pine. The proposed garden house only slight overlaps its construction exclusion zone. Special engineering measures (pile and raft foundations) have been suggested to overcome this conflict.
- 3.5 Tree 1665 is a more substantial Scots Pine. The Garden House impinges a substantial proportion of its RPA. To this end, tree 1665 has been recommended for (approved) removal. Its loss may be mitigated by planting a replacement Scots Pine in suitable location within the garden. Equally, it may be retained and monitored – especially if the pile and raft build solution is adopted.
- 3.6 Tree 1666 is a young Pedunculate Oak. The proposed garden house is located under, or close to this tree’s canopy and, again, impinges the calculated RPA. So, raft & piling is again recommended as is a light crown lift (facilitation pruning).
- 3.7 No other special engineering measures should be required. No other trees require removal or pruning to accommodate the proposed building and path.

4 **OPINION**

- 4.1 The “21 Braid Hills Approach” site is of **moderate landscape value, low amenity value** and **moderate conservation value**. The proposed development site (garden) is encompassed by young to middle-aged trees and is therefore, partly, screened from view. The garden is not readily accessible or utilised by the public. The garden has limited connectivity with surrounding woodland, but is adjacent to a large area of low scrub, dominated by Gorse.
- 4.2 Retaining the existing trees would screen the garden house from each cardinal point, other than the north-west.
- 4.3 The proposed garden house is located to maximise the view of the surrounding area, I assume. It is located between two category B trees. It would be preferable to retain these moderate quality trees.
- 4.4 I have recommended the removal of only one tree, in order to accommodate the proposed Garden House and associated footpath. Tree 1665 is middle-aged Scots Pine and has been down-graded from a category B tree to U (removal). This is because the development overlaps much of its root protection area.
- 4.5 However, it could be retained if the “special engineering” measure (namely pile & raft foundations) are adopted. From an arboricultural view-point, it would be interesting to see how tree 1665 copes with the impact of the piling. I feel it would, likely, survive and flourish; assuming the arboricultural method statement, proposed here, is fully adopted and adhered to.
- 4.6 Tree 1666 (a Pedunculate Oak) may be retained if the same special engineering measures are adopted. But the owner should be aware that this is a young Oak which will only increase in girth, over time. Its canopy will expand proportionately and, so, will require light pruning on a regular basis, to avoid conflict with the proposed garden house.
- 4.5 It is easy to recommend protection measures within a report but the real challenge is for careful and diligent supervision throughout the construction process. The developer must ensure the fencing is erected as specified and positioned correctly. The appointed (main) contractor must make all those working onsite aware that any remaining woodland is off limits and representatives of the planning authority should visit site periodically, to ensure the protective measures stated herein are being adopted throughout.
- 4.6 Rather than erecting Heras fencing around each of the trees, it would be easier and more appropriate to simply separate the woodland belt and development site – as long as the final fence location encompasses the calculated Construction Exclusion Zone of each retained tree.

5 INVESTIGATION FINDINGS

5.1 The investigation was carried out in mild, wet, overcast and dull conditions. The wind speed averaged an approximate Force 2 (Moderate Breeze).⁴

5.2 Twenty-three individual trees were surveyed. Individually inspected tree species consisted of:

•	<i>Abies grandis</i> (Grand Fir)	x1
•	<i>Acer pseudoplatanus</i> (Sycamore)	x1
•	<i>Fraxinus excelsior</i> (Common Ash)	x10
•	<i>Ilex aquifolium</i> (Holly)	x1
•	<i>Laburnum anagyroides</i> (Laburnum)	x1
•	<i>Pinus contorta</i> ssp. <i>latifolia</i> (Lodgepole Pine)	x1
•	<i>Pinus sylvestris</i> (Scots Pine)	x1
•	<i>Prunus laurocerasus</i> (Cherry Laurel)	x1
•	<i>Pseudotsuga menziesii</i> (Douglas Fir)	x1
•	<i>Quercus robur</i> (Pedunculate Oak)	x1
•	<i>Sorbus aria</i> (Whitebeam)	x1
•	<i>Sorbus intermedia</i> (Swedish Whitebeam)	x1
•	<i>Tilia x europaea</i> (Common Lime)	x2

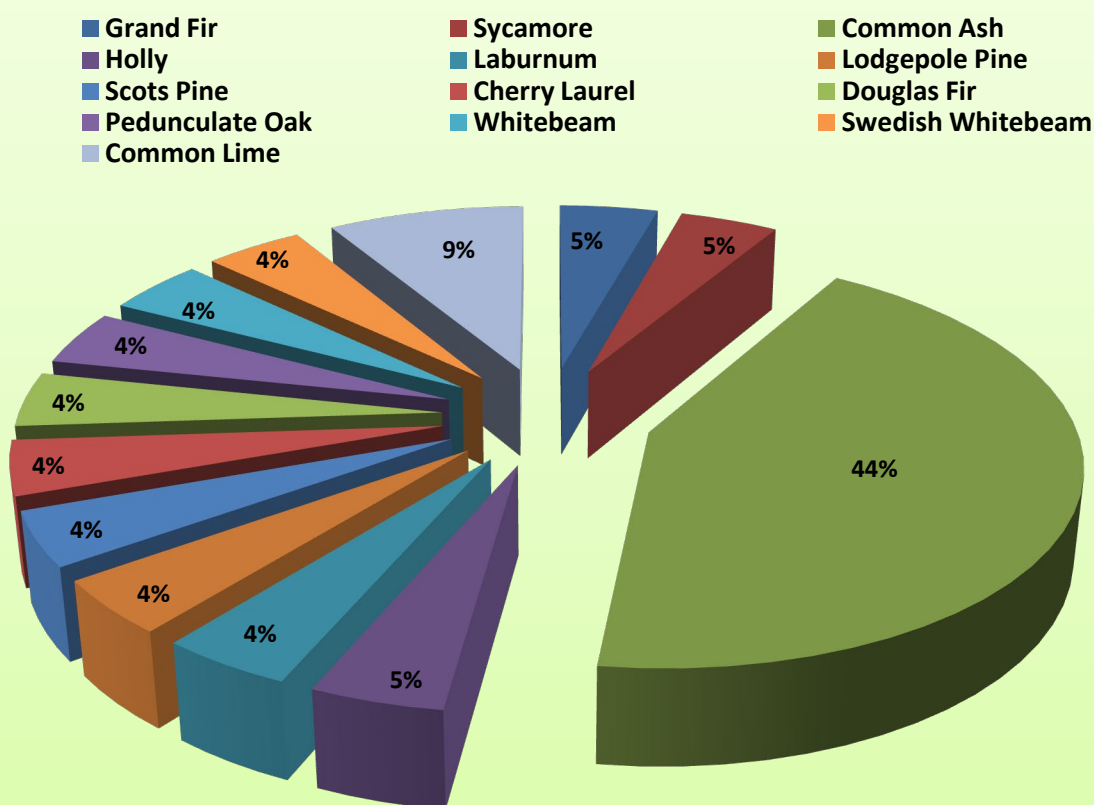
Please refer to Appendix 2 “Tree Schedule” for the details/condition of each of the individual trees.

5.3 Species distribution can be viewed below in Figure 1 below:

Cont...

⁴ Met Office – Beaufort Scale

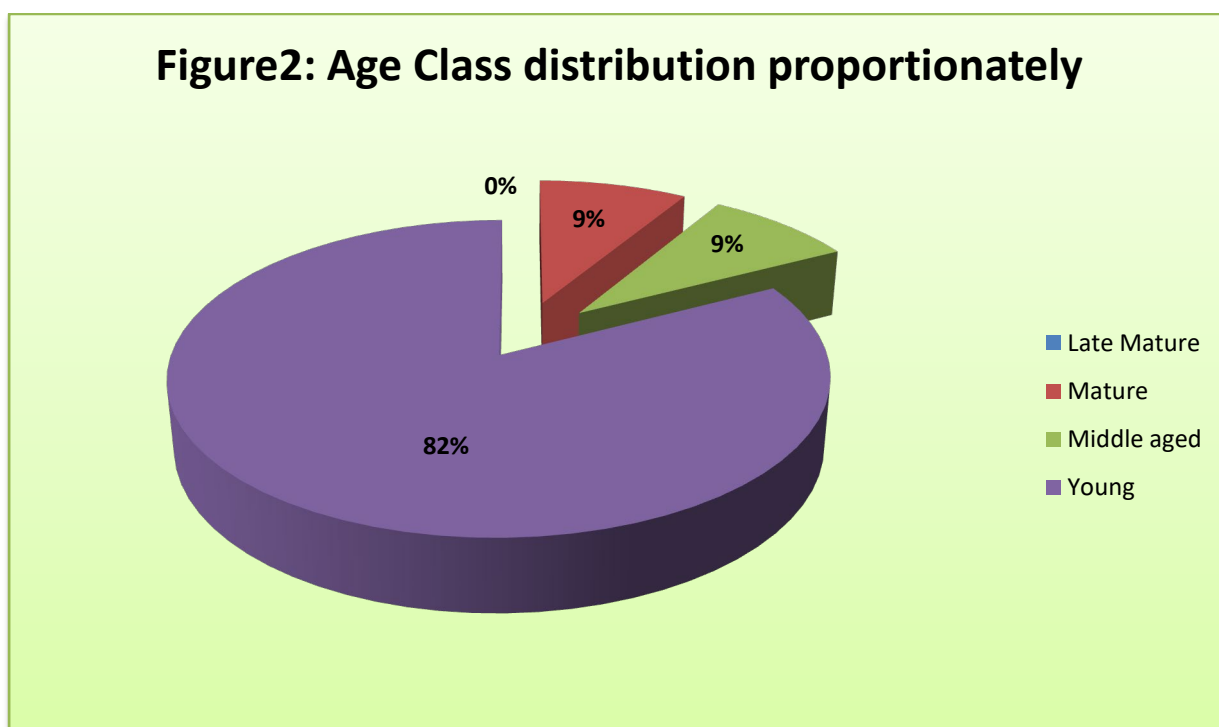
Figure1: (Simplified) Species distribution proportionately



- 5.4 So, the site contains a 13 species of woody perennials over 11 different genera.
- 5.5 Mixed woodland with a low canopy can be found along the southern end of much of the garden. Please refer to appendix 3, picture 1.
- 5.6 The understory of this woodland is formed by Common Ash, Holly, Cherry Laurel, Sycamore and one Laburnum. The upper canopy is dominated by a cluster of exotic conifers (Grand Fir, Douglas Fir and Lodgepole Pine) and one native Scots Pine.
- 5.7 An unclipped, but still low, *Ligustrum japonicum* (Privet) hedge runs along the northern boundary of this small woodland block.
- 5.8 One young native Pedunculate Oak can be found to the north-western corner of the site. Please refer to appendix 3, picture 2.

5 INVESTIGATION FINDINGS CONTINUED

- 5.9 A narrow broadleaved woodland belt can be found along the northern edge of Braid Hills Approach. These trees are outside the garden and proposed development. The woodland belt consists of one dominant Swedish Whitebeam, one small twin stemmed Sycamore and seven young Common Ash specimens. Please refer to appendix 3, picture 3.
- 5.10 All Common Ash present, unfortunately, display clear signs of early stage colonisation by the fungal pathogen *Hymenoscyphus fraxineus* (Chalara Die-Back). All display some level of canopy die-back.
- 5.11 No other significant arboricultural pest, disease, or wood decay fungus was observed.
- 5.12 The tree stock present within, and near, the garden is dominated by “young” specimens (19 specimens). Two of the trees are middle-aged with two are mature. No late mature trees are present.
- 5.13 Age classes may be viewed below in Figure 2 below:



- 5.14 The site is set in a suburban location but is adjacent to a large area of native scrub; dominated by *Ulex europaeus* (Gorse).

5 INVESTIGATION FINDINGS CONTINUED

5.15 Other woody perennials present, within the garden, include:

- *Buxus sempervirens* (Box)
- *Cotoneaster* species (Cotoneaster)
- *Forsythia intermedia* (Forsythia)
- *Ilex aquifolium* (Holly)
- *Picea sitchensis* (Sitka Spruce)
- *Sambucus nigra* (Elderberry)

5.16 The garden has a derelict feel; it has not been maintained, clearly, for many years. And, so, is rather overgrown. It doesn't enhance the local landscape.

5.17 Access to the garden is only achieved via the driveway gates to the south of the residential property, to the south-east of the site.

5.18 The site is bordered, to the south, by a derelict low level chain-link fence. A public footpath dissects the site and the roadside trees.

5.19 No riparian features are present.

5.20 Drainage appeared favourable, with no signs of surface water or field-layer vegetation indicative of water-logged soil observed. Drainage is aided by gravitational pull and coarse textured soil.

5.21 The site has a steep south-west facing aspect. It is not readily viewed from the immediate north or east but is visible, in part, to the south-west. Though the mixed woodland belt provides some screening.

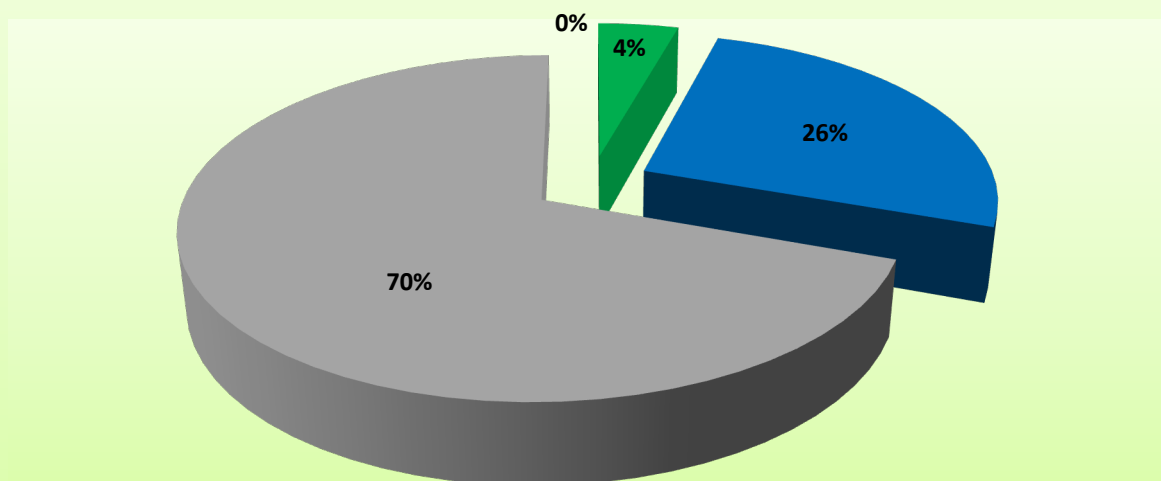
5.22 No weeds that may be subject to control measures under the "Wildlife & Countryside Act 1981" or "Weeds Act 1959" were observed.

5.23 The proportion of BS 5837 retention category A, B, C and U trees can be viewed below in Figure 3 "Retention Categories Proportionately".

5 INVESTIGATION FINDINGS CONTINUED

Figure 3: Retention Categories Proportionately

■ Category A: 1 ■ Category B: 6 ■ Category C: 16 ■ Category U: 0



- 5.24 So, the site is dominated by sixteen category C trees. While these category C trees may be retained they should not restricted an otherwise satisfactory planning application. Six trees are classified as category B trees. Only one category A tree was recorded – tree 1668. Category A & B trees should be retained wherever possible. No U category trees were recorded; all are suitable for retention at this time.

6 RECOMMENDATIONS

6.1 ARBORICULTURAL METHOD STATEMENT

- 6.1.1 The laying of any utilities/cables/pipes should follow the “*National Joint Utilities Group*” guidelines set forth in “*Guidelines for the planning, installation and maintenance of utility services in proximity to trees*” Volume 4, Issue 2 (2007).
- 6.1.2 All construction work should comply with *British Standard 5837 (2012)*, “*Trees in relation to Design, Demolition and Construction - Recommendations*”. Please refer to appendix 2 for precautionary areas (RPAs) for each tree.
- 6.1.3 Adequate protection should be awarded to any retained/neighbouring trees. Compaction of the soil and physical damage should be avoided by minimising machinery traffic near trees. Please refer to appendix 2, or section 6.1.17, for the default BS 5837 root protection areas (RPAs) for each tree.
- 6.1.4 Roots, of any retained tree, over 25 mm should not be severed. Where possible when excavating near any retained trees the soil should be excavated by hand and closely supervised. Exposed roots should be covered in hessian and kept damp at all times.
- 6.1.5 A pre-development site meeting, between the appointed arborist, the site manager and (ideally) a representative from the Local Planning Authority (LPA), should be held to discuss and agree the final positioning of the protective fencing, trees for retention/trees for removal, location of equipment, materials, cabins etc.
- 6.1.6 Inspection of retained trees should be carried out by a suitably qualified arborist at regular intervals during the construction process. The suggested cycle of inspection is, initially, once every two weeks.
- 6.1.7 Assuming retention, protective fencing should be erected around trees before other site works commence, (please refer to appendix 2 “tree schedule”). It should be constructed of weld-mesh material with a suitable scaffold framework. The fencing must be a minimum height of 2.3 metres. “Keep Out – Tree Protection Area” signs should be hung on the fence at 10 metre spacing, or as appropriate. Please refer to appendix 4 for a full fence specification.
- 6.1.8 If the surveyed trees are to be successfully retained, a root protection area (RPA) should be established. This should be achieved by erecting the protective fencing **before any other work commences**. Please refer to appendix 1, tree constraints plan, for the location of each tree and its default protective fencing location.
- 6.1.9 No materials (including topsoil) should be stored within the protected areas.
- 6.1.10 Any bonfires should be at least 6 metres from the edge of any tree canopy.
- 6.1.11 Any retained trees and protective fencing should be inspected on a regular basis (at least weekly) during the period of construction, as part of the site foreman’s normal duties.

6 RECOMMENDATIONS CONTINUED

6.1 ARBORICULTURAL METHOD STATEMENT, CONTINUED

- 6.1.12 The site foreman should contact the appointed arborist prior to the removal of protective fencing or the impingement of any RPA.
- 6.1.13 The removal of, or pruning of, any trees should only happen with the written consent of the LPA. A careful record of any trees removed should be retained to educate appropriate mitigation of their loss. Such trees should be removed prior to any construction (or demolition) work and prior to the erection of the protective fencing. Tree removal should not be carried out by heavy machinery.
- 6.1.14 The loss of any trees should be mitigated by the planting of like-for-like replacement trees during the first planting season (November to March) after construction work is complete. Standard trees could be established within any proposed open areas.
- 6.1.15 The role of trees (existing & new) within the landscape design should be clarified/specified in the planning proposal.
- 6.1.16 Tree **1666** will require “Facilitation pruning”. The lower canopy, adjacent to the proposed development, should be lightly raised by “natural target pruning” the end lateral limbs to achieve 1 metre clearance above the proposed development. Pruning wounds should not exceed 100mm and no limbs are to be pruned back to the main bole. No other trees should require pruning to accommodate the development.
- 6.1.17 The recommended protective fence distance (construction exclusion zone (CEZ)) for each tree, is summarised below in Table 1:

TABLE 1:		
Tag/Ref No.	Initial retention classification	Protective Fence Distance (M)
1659	C	2.5
1660	C	3.8
1661	B	3.1
1662	C	2.2
1663	C	2.4
1664	C	2.0
1665	B	N/A
1666	B	4.0
1667	C	1.9
1668	A	2.9
1669	B	4.4
1670	C	3.4
1671	B	2.3
1672	C	1.2
T1	C	3.4
T2	B	7.5

6 RECOMMENDATIONS CONTINUED

6.1 ARBORICULTURAL METHOD STATEMENT, CONTINUED

TABLE 1:		
Tag/Ref No.	Initial retention classification	Protective Fence Distance (M)
T3	C	1.9
T4	C	1.6
T5	C	1.8
T6	C	2.4
T7	C	3.5
T8	C	3.3
T9	C	4.2

6.1.18 Tree removal schedule: table 2, below, clarifies the trees that require removal to accommodate the final design.

TABLE 2:		
Tag/Ref No.	Initial retention classification	Final retention classification
1665	B	U

6.1.19 No other trees require removal to accommodate the development.

6.1.20 The removal of tree 1665 must only proceed once written permission is granted by the LPA, and/or this AMS is formally adopted/approved.

6.1.21 Alternatively, tree 1665 may be retained and carefully monitored. If its physiological and/or structural condition deteriorates to an unacceptable level, it could then be removed and replaced. Please refer to section 6.3.1.

6.1.22 The attached “Tree Constraints Plan” displays the above CEZs as circles, the default location. However, it is more effective and practical to erect Heras fencing that includes the above CEZs while acting as a barrier between the trees and the development only. Trees 1 -9 should not require protection as they arise on adjacent land.

6.1.23 The retained trees would best be protected by erecting fencing to immediate north of the woodland belt. The fencing should restrict access to all CEZs (as calculated above); access to the woodland should be prohibited during the entire construction process.

6.2 **ARBORICULTURAL IMPACT ASSESSMENT**

6.2.1 The proposed development impinges on the default root protection area of three trees. These are trees 1664 (C); 1665 (B) & 1666 (B).⁵

6.2.2. Trees 1664 & 1666 have unrestricted rooting areas and the impact of the development is not anticipated to be seriously detrimental to their physiological condition. They may be retained if special engineering measures are adopted, please refer to section 6.2.4 below.

6.2.3. Tree 1665 also has an unrestricted rooting area but the proposed garden house would impinge on much of the calculated RPA. To this end tree 1665 has been recommended for removal. Its loss may be mitigated by planting a replacement Scots Pine in another location within the garden.

6.2.4 It would be preferable to take steps to reduce the impact on the surrounding soil structure and to avoid any physical damage to larger roots. With this in mind, the following “special engineering controls” are strongly recommended.

Special Engineering Measures:

- 1 Locate major woody tree roots (within any RPA) by careful hand excavation or by using a “root radar”; roots above 25mm diameter are suggested.
- 2 Backfill any excavations and clearly mark, with pegs, the location of the located roots.
- 3 Adopt a raised foundation (at least within the RPA) specification incorporating piling.
- 4 Piles to be of the smallest practical/possible diameter and located, where possible, to avoid damage to the identified structural roots.
- 5 Use the smallest/lightest piling rig possible.
- 6 Ensure the piling rig is only manoeuvred on appropriate temporary ground protection – wooden boards for example. Avoid soil compaction.
- 7 Bore holes must be sleeved with a geo-textile barrier capable of preventing seepage of concrete into the surrounding soil.
- 8 Great care must be taken during the pouring of the concrete to avoid contamination of the surrounding area – again the use of temporary ground protection may help.

6.2.5 Please refer to appendix 3 for clarification of the areas requiring “special engineering measures” (highlighted red).

6.2.6 The above-mentioned special engineering measures should be reviewed, and amended as appropriate, by a suitably qualified structural engineer.

6.2.7 While not essential, if the entire garden house was erected using piling to create a “raised structure” this would be a sure way to minimise the impact on any of the surrounding trees, regardless of default RPA locations.

6.2.8 It will be extremely important that all building materials and equipment are not stored within the woodland.

⁵ Initial retention categories (C or B)

6.2 ARBORICULTURAL IMPACT ASSESSMENT CONTINUED

- 6.2.9 The proposed path doesn't impinge on any RPA and therefore should not adversely impact any retained tree. No special engineering measures are required during its construction.
- 6.2.10 Given the proposed development is not a residential property, conflicts such as shade and leaf litter should not create undue pressure on future tree retention.

6.3 GENERAL RECOMMENDATIONS

- 6.3.1 Assuming retention, and regardless of future development, all retained trees should be monitored by a competent arborist on a suitable cycle. This would help meet the landowner's/tree-owner's duty of care. A re-inspection frequency, for retained trees after construction is completed, of 18 months is recommended.
- 6.3.2 Informed Tree Services Ltd strongly recommends the use of a properly qualified and fully insured, reputable arboricultural contractor for all classes of tree surgery operations.
- 6.3.3 Tree 1665 and 1666 have some potential to provide habitat for protected species, birds in particular. Should removal of tree 1666 and the pruning of tree 1665 be approved, expert advice should be sought from a suitably qualified conservationist. Destruction of wildlife habitat may be a contravention of "The Wildlife and Countryside (Scotland) Act 1981" and/or "The Nature Conservation (Scotland) Act 2004".
- 6.3.4 If trees and shrubs are removed; all residues should be removed from site and, ideally, recycled. Burning on-site should be avoided but please refer to point 6.1.10.
- 6.3.5 The tree owner should approach the LPA, prior to any tree removal, and investigate if any legal restrictions, to the removal of trees or remedial work on trees, exist on this site; Tree Preservation Orders, Conservation Area status, planning consent conditions etc.

7 **REFERENCES**

BRITISH STANDARD INSTITUTE (2012)
For
BSI, 2 Park Street, London

BRITISH STANDARD INSTITUTE (2010)
For
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STROUTS R.G. & WINTER T.G. (1994)
HMSO Publications, London

ROBERTS. J, JACKSON. N, & SMITH. M. (2006)
TSO Publications, London

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Trees

**BS 5837 “Trees in relation to
design, demolition & construction -
Recommendations”.**

**BS 3998 “Tree Work -
Recommendations”.**

**“Guidelines for the planning,
installation and maintenance of
utility services in proximity to
trees” Volume 4, Issue 2**

Diagnosis of ill-health in trees.

**Tree Roots in the Built
Environment.**

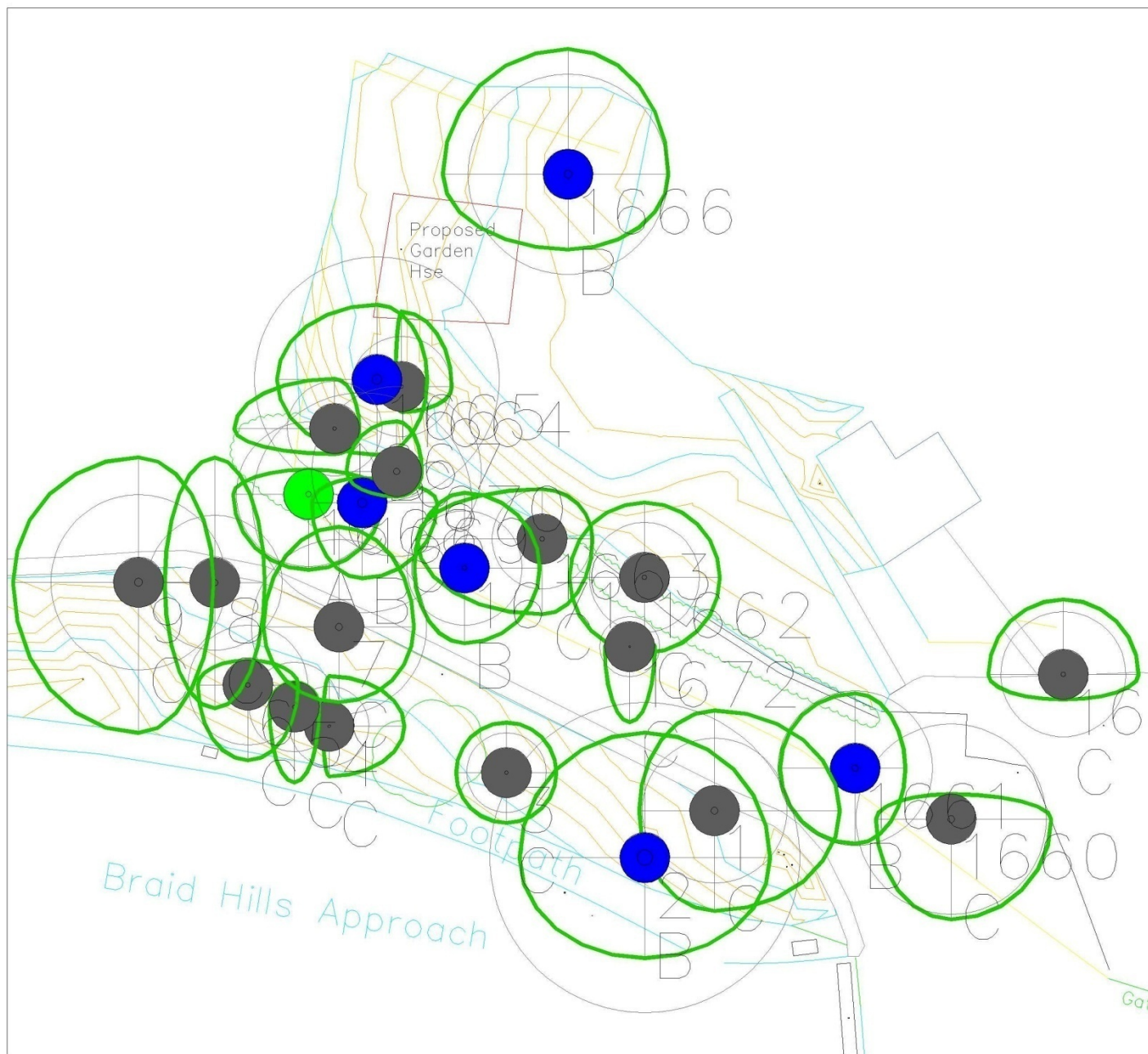
The Body Language of Trees.

APPENDIX 1

TREE CONSTRAINTS PLAN

(Location of individual trees, groups, hedges and RPAs⁶)

⁶ Tree Constraints Plan also provided as PDF & DWG files. All scaling should be taken from the DWGs (electronic files).



Tree Constraints Plan

21 Braid Hills Approach.

Individual Tree positions and RPAs

DWG REF: AMA/TCP/13.06.19

Author: Chris Simpson
Date: 13/06/19
Scale: not to scale

KEY:

— = Suggested RPA
/Location of Protective Fence
(assuming retention).

- = Trees for removal
- = Trees of high quality
- = Trees of moderate quality
- = Trees of low quality

APPENDIX 2

TREE SCHEDULE

TREE SCHEDULE AS PER BS 5837:2012 – Braid Hills 2019.

Tag/Ref No.	Species Botanical (Common)	Height (m)	Crown spread (m) N	Crown spread (m) S	Crown spread (m) E	Crown spread (m) W	Crown clearance (m)	Number of Stems from base	Dia @ 1.5 M (mm)	Age Class	Physiological condition	Structural Condition/description	Preliminary Management Recommendations	Expected Remaining Contribution (Years)	Retention Category Grading	Sub Category 1,2 or 3	Protective Fence Distance (M)	RPA (M ²)	NJUG Precautionary area (M)
1659	Fraxinus excelsior (Common Ash)	7	3	1	3	3	1	1	210	Y	N	Moderate. Restricted rooting zone to immediate south. Some Hedera helix (Ivy) on short bole. Low asymmetrical canopy with some die-back, likely due to <i>Hymenoscyphus fraxineus</i> (Chalara Die-Back). Dead lower limbs also.	No work required (NWR)	0-10	C	3	2.5	20	2.6
1660	Sorbus aria (Whitebeam)	8	1	4	4	3	1	1	320	Y	N	Good. Restricted rooting zone to south by 2 metres. Good clean bole. Some Ivy. Multi-stemmed at 1.5 metres. Low asymmetrical canopy with lion's tail limbs to east and south. Otherwise good condition. Normal vitality displayed.	NWR	20-40	C	2	3.8	46	4.0
1661	Tilia x europaea (Common Lime)	10	3	3	2	3	1	1	260	Y	N	Good. Restricted rooting zone to south. Good clean bole with some epicormic growth. Co- dominant by 2 metres. Largely defect free crown structure develops. Normal vitality displayed.	NWR	20-40	B	2	3.1	31	3.3
1662	Fraxinus excelsior (Common Ash)	7	3	3	3	3	3	1	180	Y	N	Good. Undisturbed rooting zone. Upright bole has been crown lifted in past. Multi-stemmed at 2 metres. Balanced canopy with slight die- back, resulting in small diameter deadwood throughout.	NWR	0-10	C	3	2.2	15	2.3

Tag/Ref No.	Species Botanical (Common)	Height (m)	Crown spread (m) N	Crown spread (m) S	Crown spread (m) E	Crown spread (m) W	Crown clearance (m)	Number of Stems from base	Dia @ 1.5 M (mm)	Age Class	Physiological condition	Structural Condition/description	Preliminary Management Recommendations	Expected Remaining Contribution (Years)	Retention Category Grading	Sub Category 1,2 or 3	Protective Fence Distance (M)	RPA (M ²)	NJUG Precautionary area (M)
1663	Prunus laurocerasus (Cherry Laurel)	6	2	3	2	5	0	6	196	M A	N	Good. Undisturbed rooting zone. Dense stand of contorted but defect free Laurel stems. Normal vitality displayed. Mean diameter 80mm.	NWR	10-20	C	2	2.4	17	2.5
1664	Pinus contorta ssp. latifolia (Lodgepole Pine)	8	3	1	2	0	3	1	170	Y	N	Moderate. Good clean bole arises from steep slope. Has been crown lifted/brashed. Low sparse canopy and leans to east - suppressed by larger neighbour to immediate west.	NWR	10-20	C	2	2.0	13	2.1
1665	Pinus sylvestris (Scots Pine)	11	3	3	2	4	2	1	410	M A	N	Good. Undisturbed rooting zone. Good clean bole. Dead stubs at lower levels. Some storm damaged limbs but generally defect free canopy.	NWR	20-40	B	2	4.9	76	5.2
1666	Quercus robur (Pedunculate Oak)	9	5	3	4	5	1	1	330	Y	N	Good. Undisturbed rooting zone. Short bole with upright limbs from near ground level. Main bole then multi-stemmed by 2 metres, combining to create crowded upright canopy that displays good vitality. Some pruning wounds at lower levels, otherwise defect free.	NWR	40+	B	3	4.0	49	4.1
1667	Fraxinus excelsior (Common Ash)	8	2	1	1	4	2	1	160	Y	N	Moderate. Undisturbed rooting zone. Good clean bole. Upright form. Asymmetrical edge canopy with some die-back.	NWR	0-10	C	3	1.9	12	2.0

Tag/Ref No.	Species Botanical (Common)	Height (m)	Crown spread (m) N	Crown spread (m) S	Crown spread (m) E	Crown spread (m) W	Crown clearance (m)	Number of Stems from base	Dia @ 1.5 M (mm)	Age Class	Physiological condition	Structural Condition/description	Preliminary Management Recommendations	Expected Remaining Contribution (Years)	Retention Category Grading	Sub Category 1,2 or 3	Protective Fence Distance (M)	RPA (M ²)	NJUG Precautionary area (M)
1668	Laburnum anagyroides (Laburnum)	6	1	3	3	3	2	1	240	M	N	Good. Restricted rooting zone to south-west; path. Some flaking bark/dysfunction on main bole. Upright form. Asymmetrical, edge, canopy. Otherwise good condition. Normal vitality displayed.	NWR	20-40	A	2	2.9	26	3.0
1669	Pseudotsuga menziesii (Douglas Fir)	17	1	3	3	2	6	1	370	Y	N	Good. Restricted rooting zone to south, path. Good clean bole. Upright form. Asymmetrical canopy due to neighbour to north. Otherwise good condition. Normal vitality displayed.	NWR	20-40	B	2	4.4	62	4.7
1670	Abies grandis (Grand Fir)	15	2	1	1	2	5	1	280	Y	N	Good. Undisturbed rooting zone. Good clean bole. Upright form. Largely defect free crown structure but suppressed to south.	NWR	20-40	C	2	3.4	35	3.5
1671	Tilia x europaea (Common Lime)	10	3	3	3	2	1	1	190	Y	N	Good. Restricted rooting zone to south by 2 metres. Good clean bole. Lateral limbs from near base. Low vigorous canopy displays normal vitality.	NWR	40+	B	2	2.3	16	2.4
1672	Ilex aquifolium (Holly)	5	0	3	1	1	0	1	100	Y	N	Moderate. Undisturbed rooting zone. Even smaller Acer pseudoplatanus (Sycamore) is enclosed by Holly's canopy. Low specimen with contorted upper form and leans to south.	NWR	10-20	C	3	1.2	5	1.3

Tag/Ref No.	Species Botanical (Common)	Height (m)	Crown spread (m) N	Crown spread (m) S	Crown spread (m) E	Crown spread (m) W	Crown clearance (m)	Number of Stems from base	Dia @ 1.5 M (mm)	Age Class	Physiological condition	Structural Condition/description	Preliminary Management Recommendations	Expected Remaining Contribution (Years)	Retention Category Grading	Sub Category 1,2 or 3	Protective Fence Distance (M)	RPA (M ²)	NJUG Precautionary area (M)
T1	Fraxinus excelsior (Common Ash)	12	4	4	5	3	3	2	286	Y	N	Moderate. This and all trees with the prefix (T) are located to the south of the path and north of the road; not within the proposed development site and should be suitable for retention. This tree: Good clean bole is damaging stone-dyke to north. Co-dominant by 1 metre. Lean to north. Some die-back of canopy. Otherwise good condition. Diameters: 230 & 170mm.	NWR	0-10	C	3	3.4	37	3.6
T2	Sorbus intermedia (Swedish Whitebeam)	10	5	4	5	5	2	8	622	M	N	Moderate. Restricted rooting zone to south. Pocket of decay at old pruning wound to south at base. Multi-stemmed from near base. Crowded and largely defect free canopy arises. Normal vitality displayed. Mean diameter of 220mm applied.	NWR	10-20	B	2	7.5	175	7.8
T3	Acer pseudoplatanus (Sycamore)	8	2	2	2	2	2	2	156	Y	N	Good. Undisturbed rooting zone. Co-dominant by 0.5 metres. Two upright wound free boles support compact balanced defect free canopy. Diameters: 110 & 110mm.	NWR	20-40	C	2	1.9	11	2.0
T4	Fraxinus excelsior (Common Ash)	10	2	2	3	0	4	1	130	Y	L	Moderate. Sweeping lower bole. Much die-back and sparse foliage. Tree in decline.	NWR	0-10	C	3	1.6	8	1.6
T5	Fraxinus excelsior (Common Ash)	10	1	3	1	1	4	1	150	Y	L	Moderate. Good clean bole. Upright form. Much die-back at extremities. Adventitious shoots responding within canopy.	NWR	0-10	C	3	1.8	10	1.9

Tag/Ref No.	Species Botanical (Common)	Height (m)	Crown spread (m) N	Crown spread (m) S	Crown spread (m) E	Crown spread (m) W	Crown clearance (m)	Number of Stems from base	Dia @ 1.5 M (mm)	Age Class	Physiological condition	Structural Condition/description	Preliminary Management Recommendations	Expected Remaining Contribution (Years)	Retention Category Grading	Sub Category 1,2 or 3	Protective Fence Distance (M)	RPA (M ²)	NJUG Precautionary area (M)
T6	Fraxinus excelsior (Common Ash)	10	1	3	2	2	4	1	200	Y	N	Good. Undisturbed rooting zone. Good clean bole. Upright form. Still vigorous canopy is weighted to south.	NWR	10-20	C	3	2.4	18	2.5
T7	Fraxinus excelsior (Common Ash)	10	4	3	3	3	4	1	290	Y	L	Good. Restricted rooting zone to north, wall then path. Has been crown lifted in past, with resulting wounds. Multi-stemmed by 3 metres via tension unions. Significant die-back is progressing.	NWR	0-10	C	3	3.5	38	3.6
T8	Fraxinus excelsior (Common Ash)	9	5	5	2	2	2	2	273	Y	N	Moderate. Restricted rooting zone to north. Two boles from ground level with pruning wounds. Some small diameter deadwood in canopy with early stage die-back. Otherwise good condition. Diameters: 240 & 130mm.	NWR	10-20	C	3	3.3	34	3.4
T9	Fraxinus excelsior (Common Ash)	9	5	6	3	5	1	4	347	Y	N	Moderate. Restricted rooting zone to north. Four boles by 0.5 metre, via compression unions. Has been crown lifted. Some early stage die-back of canopy. Otherwise good condition. Diameters: 230, 150, 150 & 150mm.	NWR	10-20	C	3	4.2	54	4.4

TREE SCHEDULE - AN EXPLANATION

Heights are given to the nearest metre. Diameters are given in millimetres.

Age group abbreviations are as follows:

Y = Young (established up to one-third of ultimate height)

MA = Middle Aged (between one-third and two-thirds of expected height and or girth).

M = Mature (more or less full height, but still increasing in girth fairly rapidly)

LM = Late Maturity (more or less full height and girth increasing only slowly).

Physiological Condition Classes are as follows:

Normal (N) : Full healthy canopy. Free from major cavities, wounds, pests or diseases.

Low (L) : Overall sparse leafing or extensive deadwood. Well established decay organisms. Cavities and or large wounds. Structural features prone to failure.

Works required are highlighted in the recommendations section and use the following abbreviations:

No work required = No work required at this time (and in the tree's current context) to meet a duty of care.

Work Priority (as a way of qualifying the risk posed):

Minimum duration to meet a duty of care.	Risk Level
Work to be completed within 30 days	Very High
Work to be completed within 3 months	High
Work to completed within 6 months	Moderate
Work to be completed within 1 year	Low
Work to be completed within 1 year, if budget allows.	Very Low

TREE SCHEDULE - AN EXPLANATION CONTINUED

Tree quality category definitions.

Category U = trees unsuitable for retention.

Category A = trees of high quality and value to be considered for retention.

Category B = trees of moderate quality and value to be considered for retention.

Category C = trees of low quality and value to be considered for retention.

Criteria for category (Subcategories).

- 1) Mainly arboricultural values.
- 2) Mainly landscape values.
- 3) Mainly cultural/conservation values.

NB: Retention classes are assessed in context of their current location/situation.

Estimated remaining contribution:

This is an estimate of the safe useful life expectancy of the tree, or how long it may be retained safely. It is not meant as a guide to normal life expectancy and would be reviewed during any subsequent inspections. Duration can even increase, after remedial work for example. The expected remaining contribution is the main factor considered when rating the tree's quality category.

- 0 = tree has no useful life expectancy.
- 0 - 10 = less than ten years expected
- 10 - 20 = ten to twenty years expected.
- 20 - 40 = twenty to forty years expected.
- 40 + = over forty years expected.

RPA

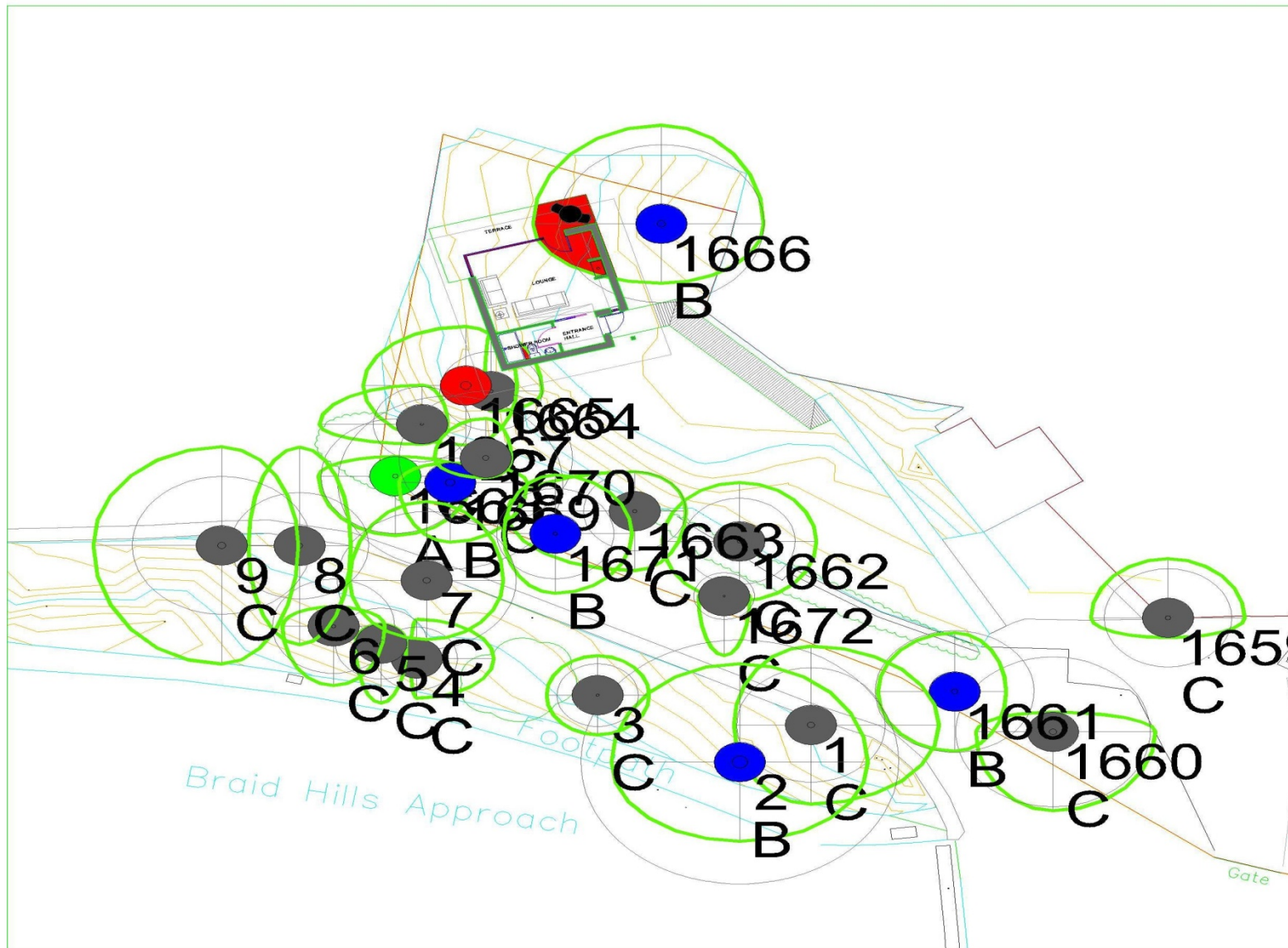
Root protection area in metres². This is the total area that should be protected during construction; the "Construction exclusion zone". It is a fluid area that is represented as a circle in the "Tree Constraints Plan" but may take any shape.

NJUG precautionary area.

The distance from the main stem (as calculated in the "*National Joint Utilities Group*" guidelines set forth in "*Guidelines for the planning, installation and maintenance of utility services in proximity to trees*" Volume 4, Issue 2 [2007]) that special precautions must be taken if excavation should take place. Please refer to section 6.1.

APPENDIX 3

TREE PROTECTION & REMOVAL PLAN



Arboricultural Impact Assessment (AIA)

21 Braid Hills Approach,
Edinburgh.

Individual Tree positions and RPAs

DWG REF: AMA/AIA/19/06.19

Author: Chris Simpson
Date: 19/06/19
Scale: not to scale

KEY:



= Areas requiring special
engineering measures.
Please refer to Arboricultural
Method Statement

APPENDIX 4

SUPPORTING PHOTOGRAPHIC EVIDENCE

Picture 1:



Above: View of the garden of 21 Braid Hills Approach, from the east. The proposed path and garden house footprints are devoid of trees. But small scale trees and found, mainly, to the south.

Picture 2:



Above: The view from mid-way along the garden. The western end of site contains more trees. A mixed woodland belt is to the south and one multi-stemmed Pedunculate Oak is to the north.

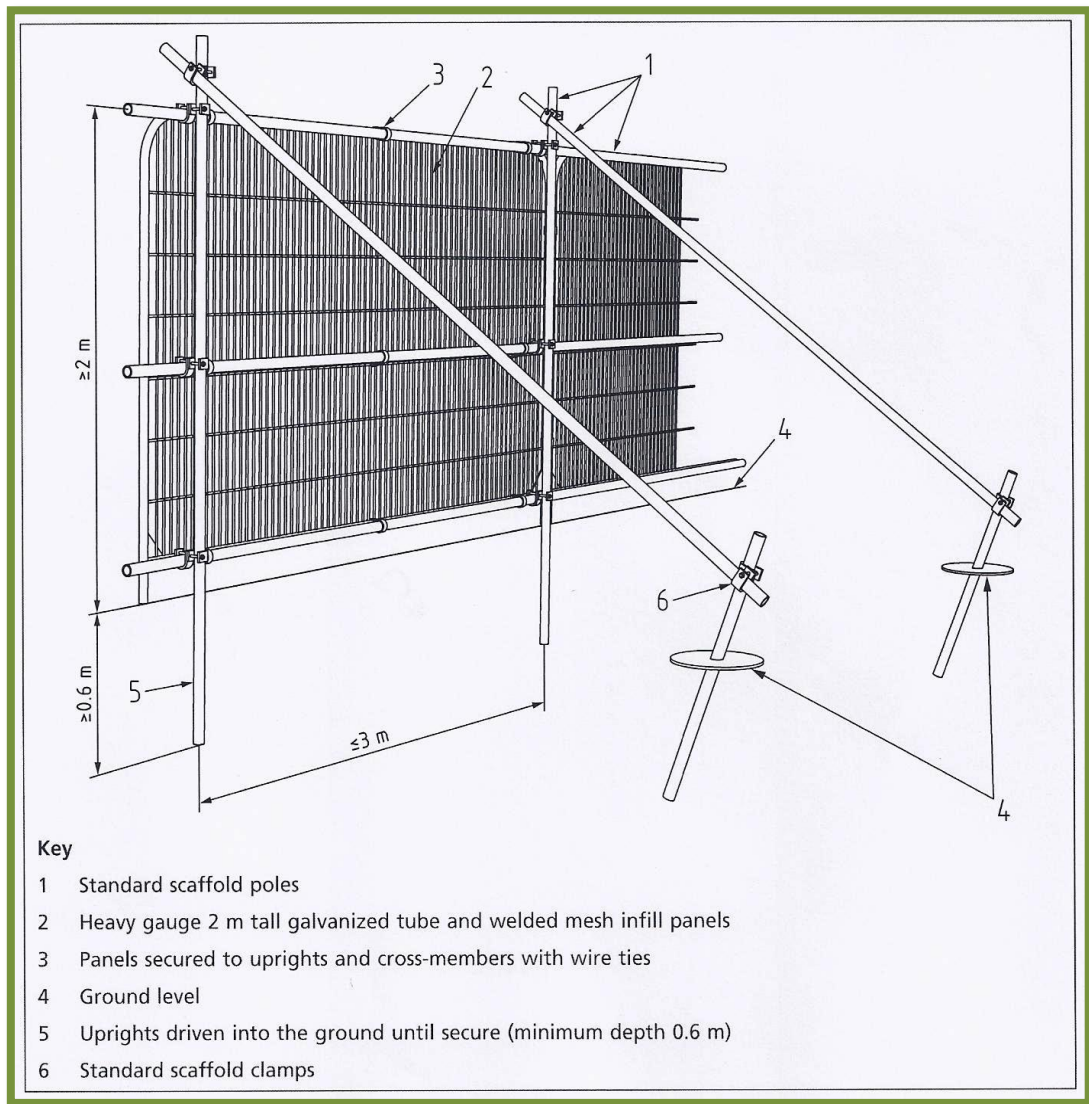
Picture 3:



Above: To the south of the garden and public footpath is a row of roadside trees. These trees are located well away from the proposed site and no facilitation pruning is anticipated to be required.

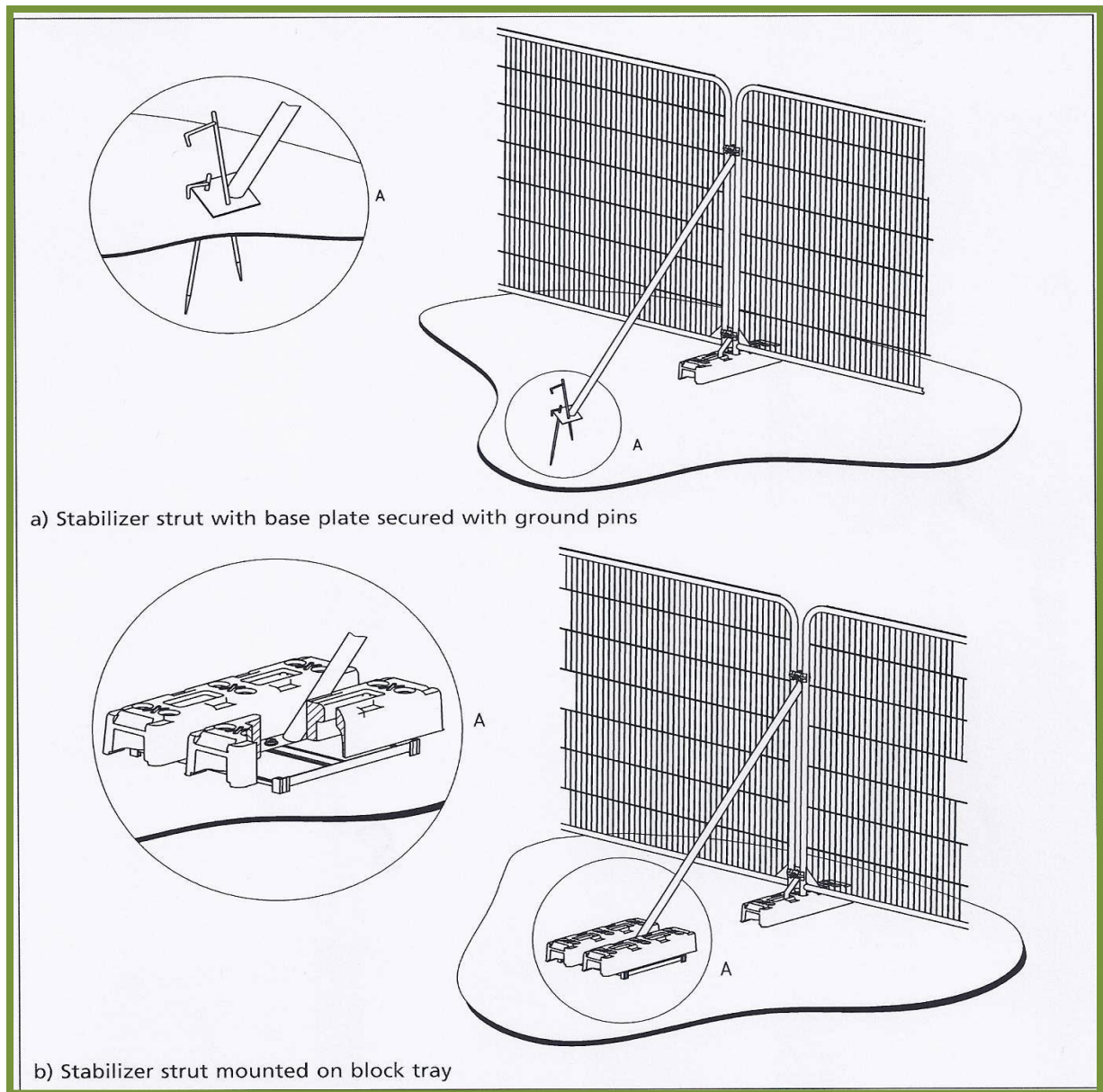
APPENDIX 5

**Protective Fencing Specification,
as per BS 5837: 2012 Figure 2.**



**Above: standard fence specification.
Below: suggested “Keep out” sign format.**





Above: specification for stabilizing protective fencing, when poles can't (practically) be driven into the ground.

APPENDIX 6

Glossary of arboricultural terms

Glossary of Terms:

Adventitious growth	A shoot arising from a non-meristematic area.
Amenity	Tangible and intangible benefits to the public.
Cavity	Void created by decay.
Decay	Partly degraded woody material (degraded by fungal pathogen).
Epicormic growth	Advantageous growth that develops commonly at the base of the bole. Can be an indication of physiological stress but is normal in some species, such as Lime.
Good clean bole	Trunks free of wounds, cavities, debris or decay fungi fructifications.
Large diameter deadwood	Dysfunctional/dead limbs above 50mm diameter.
Restricted rooting zone	A predictable barrier to normal root spread and development exists.
Riparian	Habitat by the edges of water-courses.
Rooting zone	Area where majority of feeding and structural roots would be expected to be located.
Small diameter deadwood	Dysfunctional/dead limbs below 50mm diameter.
Undisturbed rooting zone	No soil excavation, compaction or contamination observed within the predictable rooting area of the tree.
Wound	Area of exposed sapwood, open to colonisation by pathogens.

PROPOSED GARDEN ROOM TO 21 BRAID HILLS APPROACH, EDINBURGH

SUPPORTING STATEMENT

This Supporting Statement has been prepared by Andrew Megginson Architecture, on behalf of Neil MacRitchie, for Planning Permission for a proposed garden room to 21 Braid Hills Approach, Edinburgh.

The purpose of this statement is to provide a brief explanation of the architectural intent of the proposals and provide an assessment of the proposal's conformity with the relevant national and local planning policies in which any development of this type in Edinburgh City should be considered against.

The site currently consists of a semi-detached B-listed house along with a large amount of garden ground. The site is bounded to the North generally by raised rock outcrop, where this starts to lower towards the North-West of the site trees then form the boundary around the North-West, to the West and to the South of the site which follow a track, at lower level to the site, towards the house and then stop before the house. There are some dilapidated outbuildings in the garden ground along with a hardscaped path leading to a former drying area. The ground within the site to the North-West looks to be low quality in terms of vegetation taking on the form of spoil which suggests that soil, resulting from excavation, was discarded here at some point.



Figure 1 – View looking West to East showing the garden in relation to the house. Red dot denotes indicative position of garden room within clear area of garden. As can be seen there is a large amount of natural screening around the whole site of the proposed garden room.





Figure 2 – View looking East to West showing the end of the garden. Red dot denotes indicative position of garden room within clear area of garden. As can be seen there is a large amount of natural screening around the whole site of the proposed garden room.

The proposals form a new garden room to the North-Western part of the garden which boasts stunning views over the city of Edinburgh. With the main elevation orientated in line with the oldest street in Edinburgh, The Royal Mile along with Princes Street, the largely glazed façade will look out to Edinburgh Castle all the way to the Forth bridges. Whilst looking out over the notoriously chilly city, the garden room is warmed by a stove located on a feature wall which contains a bench area, with storage underneath. A strip skylight will allow some Southern light to protrude into the space. With a shower room incorporated into the garden room, the space becomes flexible as simply a room to enjoy views, contemplate in front of the fire or allow family/ friends to stay and enjoy the beautiful location.

Reached by a pathway, that utilises existing hardscaping where possible, through the garden area, the garden room takes on a sculptural garden pavilion-like look. With the roof line kept low using a flat roof and simple detailing the garden room sits in nicely to the end of the garden. Materiality and the form will also have a link to the extension formed to existing house. The flat roof will be constructed using a green sedum roof which allows the building to blend into the landscape when viewed from an elevated position and replace external ground space used up by the footprint of the development, helping the local biodiversity. The existing woodland and vegetation areas also provide the garden room with natural screening and privacy from all sides. No trees are being removed from the site so all existing screening will be retained and the character of the natural setting of the site will remain as existing.

Figures 3, 4 and 5 show a precedent development by Yeoman McAllister Architects, 'Halfway House' at The Renaissance Club Golf Course, Dirlerton.





Figure 3 - 'Halfway House' at The Renaissance Club Golf Course, Dirleton View 1



Figure 4 - 'Halfway House' at The Renaissance Club Golf Course, Dirleton View 2





Figure 5 - 'Halfway House' at The Renaissance Club Golf Course, Dirlerton View 3

The garden room was initially submitted as part of a planning application and listed building consent that included works to the existing house on the site. The garden room element was omitted from this application/ consent as it was put forward by the planning officer that there were more considerations for the garden room which would increase the decision time of the full application/ consent. The planning officer at this time also kindly offered advice and guidance for a new submission for the garden room only. The following policies and guidance were referenced by the planning officer at this time.

Edinburgh Local Development Plan
 Des 3 Development Design
 Env 11 Special Landscape Area
 Env 12 Trees
 Env 15 Local Nature Conservation Site
 Env 16 Species Protection
 Edinburgh Design Guidance
 Edinburgh Biodiversity Action Plan 2019-21
 British Standard 42020 Biodiversity - Code of Practice for Planning and Development

Since receiving this correspondence from the planning officer, we have instructed external consultants to provide relevant documentation for submission to the planning authority. Brindley Associates have provided a preliminary ecological appraisal which does not raise any detrimental issues with regard to impact of the development to habitats and species subject to the guidance within the document being followed. We have also instructed Informed Tree Services to carry out a tree report along with an arboricultural method statement and impact assessment. The findings helped guide the development as discussed below.



To prevent any loss of character, habitat or impact on species we wanted to retain as much existing natural site features as possible. We believe we have managed to retain the character and will have no detrimental impact on habitat or species with the proposed design. The tree survey found that the site of development is within a few root protection areas to which we discussed the options, with Informed Tree Services, of construction to be able to retain all trees within the site. The construction of the garden room will be of a post and beam nature taking cognisance of the special engineering measures noted on page 15 of Informed Tree Service's report. We will look to work with a structural engineer to ensure that as little piles are formed within the root protection areas as possible allowing us to retain all trees within and outside the site. The existing earth level will also work with this form of construction meaning that little earthworks will be required to gain access to the garden room or erect the development.

Drainage from the proposed garden room will be through means of a trench dug from the door of the garden room to connect into an existing manhole at the front door of the house which then discharges into a combined sewer. The trench will not affect any root protection areas or be detrimental to any other element.

It was noted by the planner that the site location is relatively high and that the visual impact of the development and impact on the wooded character of the hill from key locations such as Edinburgh Castle, Craiglockhart Hill and Blackford Hill would need to be assessed. As discussed above the impact on the wooded character of the hill will remain as existing with all trees being retained. There will be no visual impact from Blackford Hill as the raised rock outcrop will totally screen it. The existing trees to the West and North of the development will also screen the development largely from Edinburgh Castle and Craiglockhart Hill. The distance of the development from these viewpoints will also mean that the chances of any detrimental visual impact is very low to none as the garden room will blend in with the conglomeration of the area made up of greenery and built form.

The visual impact in close proximity to the site will also be very low to none. See below images and locations of images taken which show that the existing natural screening will be adequate enough to screen the development locally to the site.

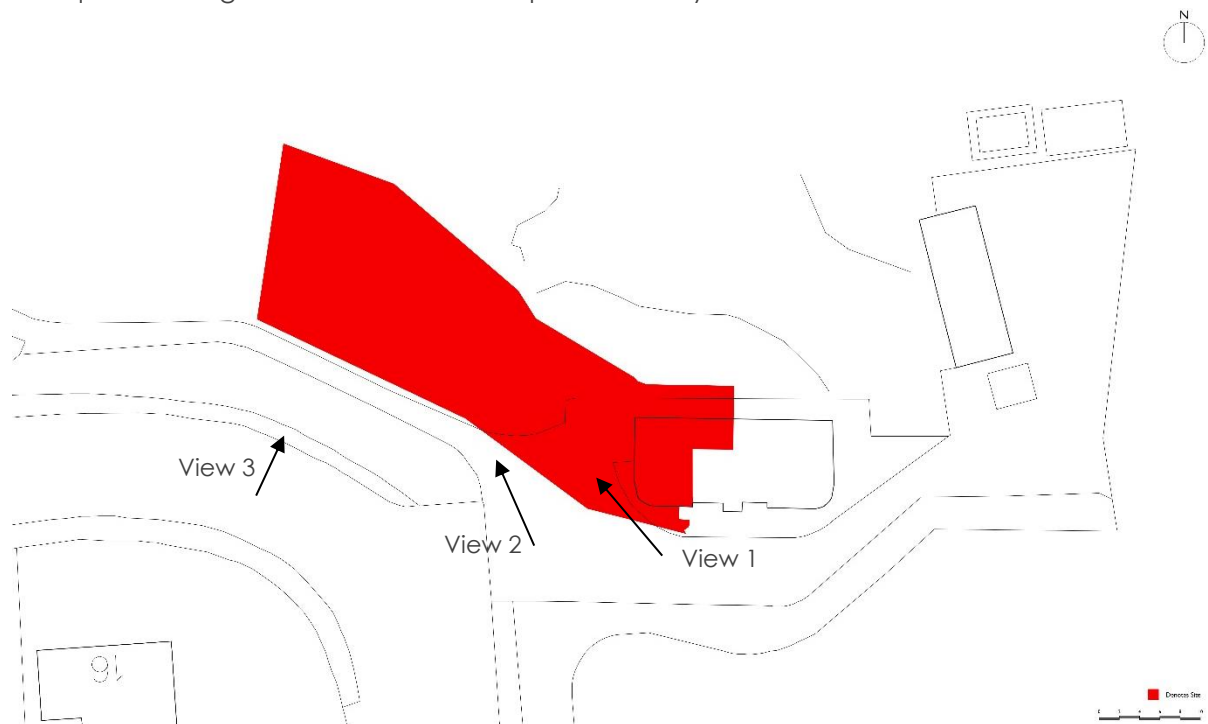


Figure 6 – Locations of images taken below





Figure 7 – Photo location 1. In this photo, as one was perhaps walking down the path beside the main house, at this point they would perhaps catch a glimpse of the garden room but the view would not be detrimental in any way.



Figure 8 – Photo location 2. This view is from the start of the track which winds round the South of the site. Due to the large amount of screening and raised level of the site, there will be no visual impact.





Figure 9 – Photo location 3. This view is from the road looking directly towards where the garden room will be built. Again there will be no visual impact from this viewpoint.



Garden Room at 21 Braid Hills Approach, Edinburgh EH10 6JZ

Dr. Neil MacRitchie

Review against a decision by City of Edinburgh Council to refuse a proposed garden room to garden ground of 21 Braid Hills Approach, Edinburgh

Application Reference: 19/05116/FUL

Date: April 2020



Contents

1. Introduction
2. The Site and Context
3. The Proposed Works
4. Conclusion



Review Document List

Document	Title	Format
Review Document 1	Decision Notice	Electronic
Review Document 2	Planning Application Form	Electronic
Review Document 3	Location Plan	Electronic
Review Document 4	Existing Site Plan	Electronic
Review Document 5	Proposed Site Plan	Electronic
Review Document 6	Proposed Garden Room Plans	Electronic
Review Document 7	Supporting Statement	Electronic
Review Document 8	Terra Surveys - Topographical Survey	Electronic
Review Document 9	Informed Tree Services – Tree Report	Electronic
Review Document 10	Brindley Associates – Preliminary Ecological Appraisal	Electronic
Review Document 11	Handling Report	Electronic



1. Introduction

1.1 This Review Statement has been prepared on behalf of Dr. Neil MacRitchie in support of a review against the refusal of a planning application to erect a garden room on garden ground at 21 Braid Hills Approach, Edinburgh (Review Document 1).

1.2 The application was received and validated on Friday the 25th of October 2019, with the following documents;

- Planning Application Form (Review document 2) and
- Various Drawings and supporting information (Review documents 3-10).

The Decision date deadline for the planning application was noted as Tuesday the 24th of December 2019, however the decision was issued more than a month late after the deadline on Thursday the 6th of February 2020.

1.3 The planning application has been refused for the following reasons;

- *“The mass and position of the proposed development would result in significant encroachment of the rural landscape adversely impacting upon the quality and character of the Green Belt. The proposal is therefore contrary to Policy Des 1, Policy Env 10 of the Edinburgh Local Development Plan and the non-statutory Guidance for Development in the Countryside and Green Belt.”*
- *“The proposed development by virtue of its scale and visually prominent location would have a significant adverse impact on the scenic value and special character of the Braids, Liberton and Mortonhall Special Landscape Area. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Des 1 and Env 11.”*
- *“The scale and position of the proposed development would result in the loss of Open Space which would result in a significant impact on the quality and character of the local environment. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Env 18.”*

1.4 This review statement has been prepared by Andrew Megginson Architecture (AMA) on behalf of Dr. Neil MacRitchie (hereafter referred to as the ‘applicant’). The application site comprises the building and curtilage at 21 Braid Hills Approach, Edinburgh (hereafter referred to as either the ‘application site’, ‘site’ or ‘property’). This document is structured as follows;

- Section 2 describes the site and context,
- Section 3 provides a summary of the proposals and appraises material considerations against which the proposals should be judged.
- Section 4 reaches conclusions in relation to the acceptability of the planning application in the context of material considerations.



2. The Site and Context

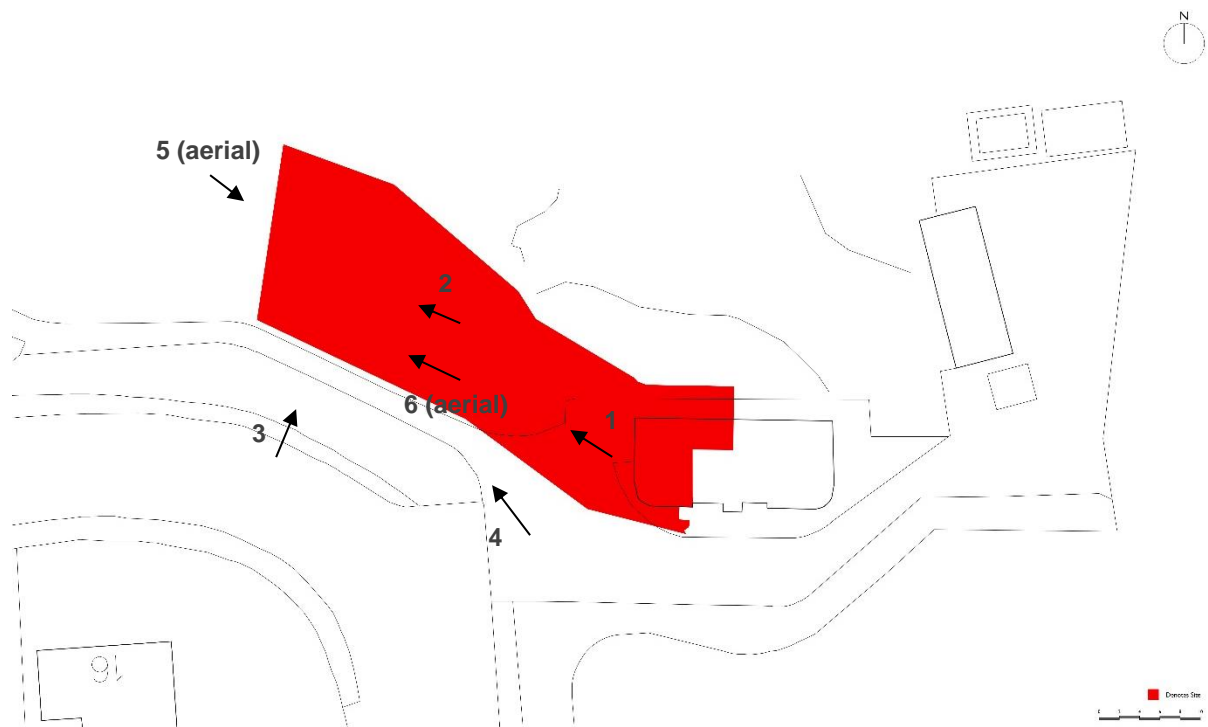


Figure 2.1 – Location plan with context indicated.

- 2.1 The site currently consists of a semi-detached B-listed house, formerly the greenkeepers house for the adjoining golf course, along with a large amount of garden ground to the West of this. The former greenkeepers house is part of the golf club houses on Braid Hills Golf Course. The site is bounded to the North by raised rock outcrop, where this starts to lower towards the North-West of the site, trees then form the boundary around the North-West, to the West and to the South of the site which follow a track, at lower level to the site, towards the house and then stop before the house where a hardstanding driveway exists. There is an outbuilding in the garden ground along with a hardscaped path leading to a former drying area. The ground within the site to the North-West looks to be low quality in terms of vegetation taking on the form of spoil which suggests that soil, resulting from excavation or the like, was discarded here at some point.



Figure 2.2 – Figure ground showing built form arrangement (black) with green belt, special landscape area, open space area and local nature conservation area highlighted in pale green.

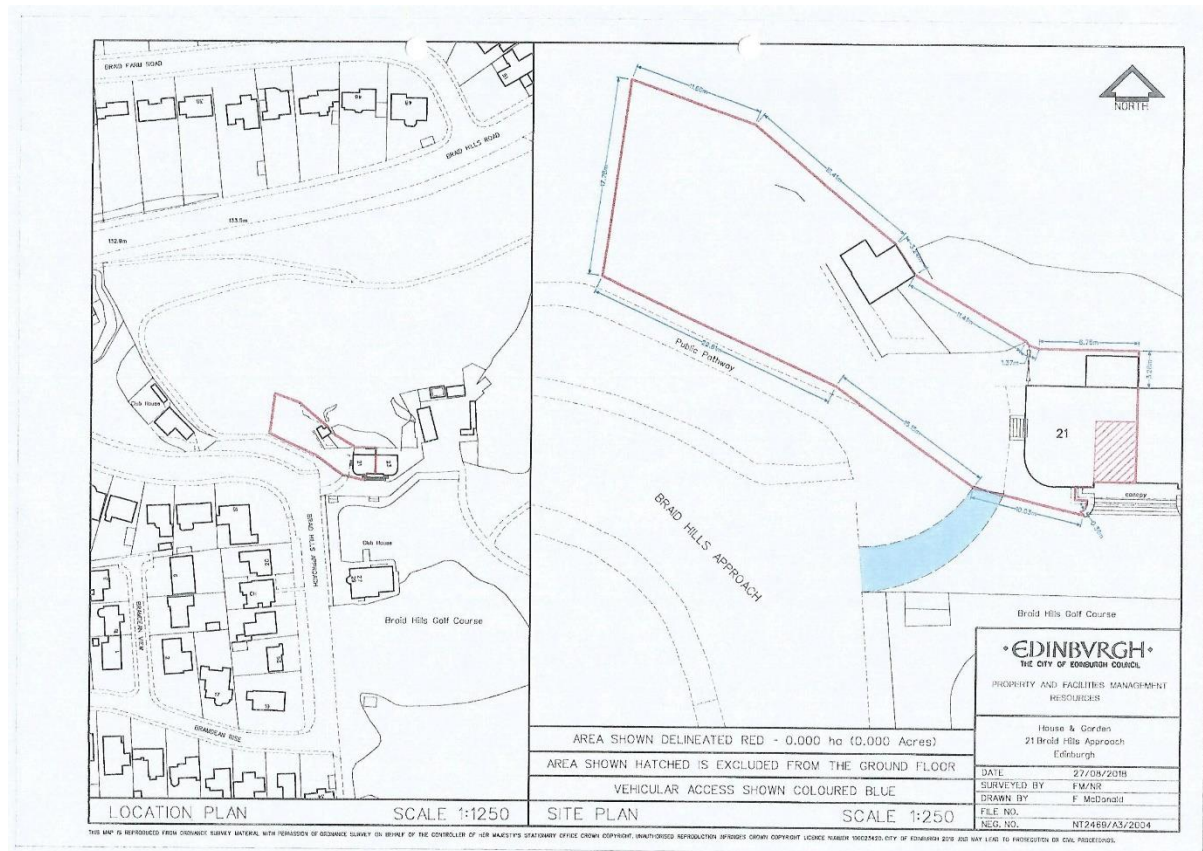


Figure 2.3 – Deed plan provided to the applicant from Edinburgh City Council when purchasing the property which denotes and shows the “house & garden”.

2.2 The character of the area in which the site lies can be described as a mixture of urban residential and rural. The site is located within the green belt, a special landscape area, is within an open space area and within a local nature conservation area (GB/ SLA/ OSA/ LNCA) however it is right at the edge of these, where it can be seen that a number of different sized/ shaped buildings exist along this edge also within these areas. Whilst at the house side (East) of the site, neighbouring houses and other built form (namely the golf course clubhouse and other residential properties) are easily interpreted whilst the rural elements are also understood. As one travels to the garden side (West) of the site the sense becomes more rural however with the applicant's house and glimpse views, through the surrounding trees, of neighbouring houses still in view the urban element is still understood. As can be seen from the aerial views below there is a definition of the clear, less quality domestic ground that forms the garden. An old drying area with hanging posts exists to the proposed garden room location. This domestic garden area is enclosed well with trees and the raised rock outcrop.

2.3 Below photos show the site elements and features.





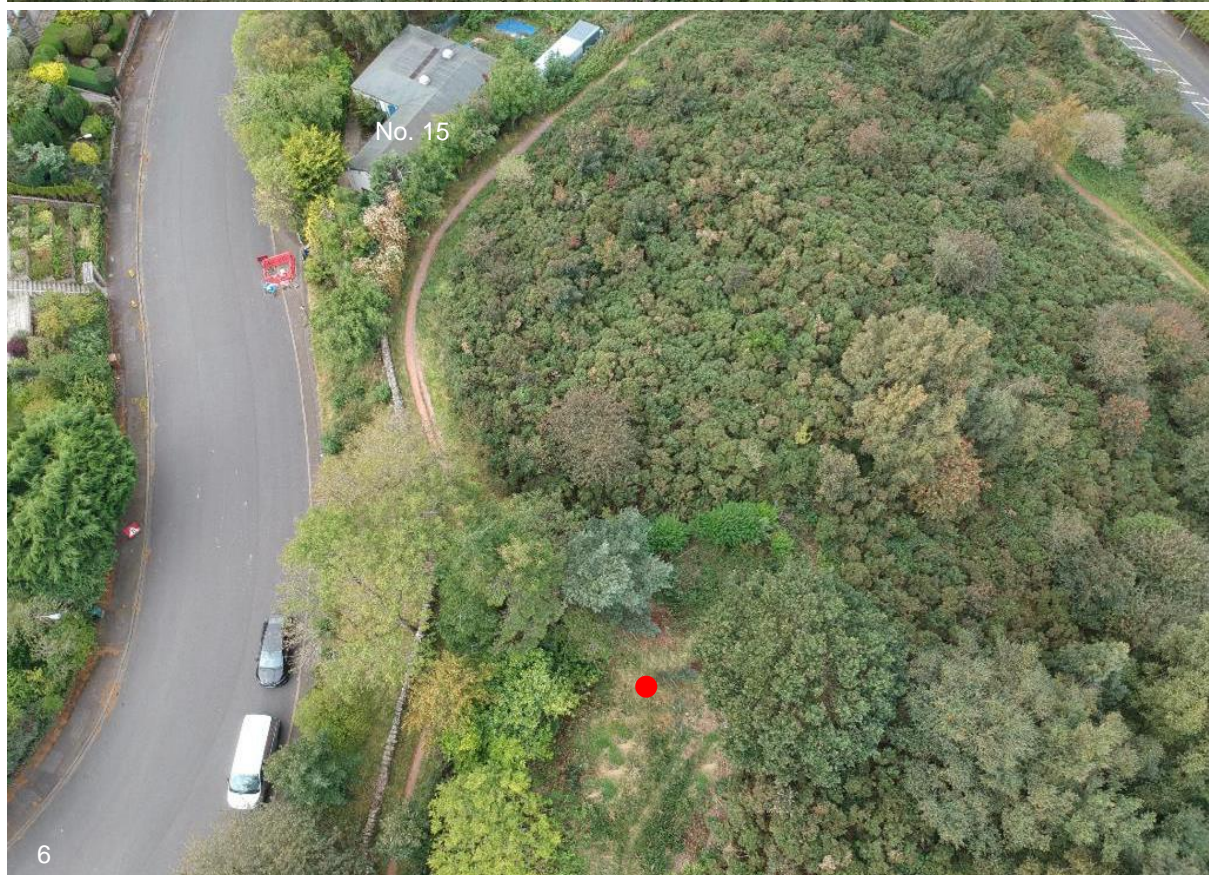
Photos 1 (annotated) & 2 – Photos show how the garden appearance is distinguished from the surrounding landscape and how the rock/ trees enclose this space. Photo 2 specifically shows the drying area of the garden.





Photos 3 & 4 – Photo location 3 view is from the road (Braid Hills Approach) looking directly towards where the garden room will be built. There will be no visual impact from this viewpoint. Photo location 4 view is from the start of the track which winds round the South and then West of the site. Due to the large amount of screening and raised level of the site, there will be no visual impact here either.





Photos 5 (annotated) & 6 – 5 shows view looking West to East showing the garden in relation to the house, 6 looks opposite East to West. Red dot denotes indicative position of garden room within defined area of garden. As can be seen there is a large amount of natural screening around the whole site of the proposed garden room.



3. The Proposed Works

3.1 The planning application seeks consent for a garden room within an existing garden to the main house at 21 Braid Hills Approach.

3.2 As within the previously submitted supporting statement we discussed the architectural intent with the following; The proposals form a new garden room to the North-Western part of the garden which boasts part stunning views over the city of Edinburgh. With the main elevation orientated in line with the oldest street in Edinburgh, The Royal Mile along with Princes Street, the glazed façade will look out to Edinburgh Castle all the way to the Forth bridges. Whilst looking out over the notoriously chilly city, the garden room is warmed by a stove located on a feature wall which contains a bench area, with storage underneath. A strip skylight will allow some Southern light to protrude into the space. With a shower room incorporated into the garden room, the space becomes flexible as simply a room to enjoy views, contemplate in front of the fire or allow family/ friends to stay and enjoy the beautiful location. Reached by a pathway, that utilises existing hardscaping where possible, through the garden area, the garden room takes on a sculptural garden pavilion-like look. With the roof line kept low using a flat roof and simple detailing the garden room sits in nicely to the end of the garden. Materiality and the form will also have a link to the extension formed to existing house. The flat roof will be constructed using a green sedum roof which allows the building to blend into the landscape when viewed from an elevated position and replace external ground space used up by the footprint of the development, helping the local biodiversity. The existing rock outcrop, woodland and vegetation areas also provide the garden room with natural screening and privacy from all sides. No trees are being removed from the site so all existing screening will be retained and the character of the natural setting of the site will remain as existing.

3.3 The main principles of the development include;

- Constructing a building on private garden ground which is in keeping with the use of the site.
- Retaining all existing trees to maintain the natural setting and provide as much screening to the development as possible which will also prevent any loss of character, habitat nor have any detrimental impact on species in the site,
- Retaining the existing natural site feature ground levels almost as existing using a pilotis system,
- Using Brindley Associates' preliminary ecological appraisal, which does not raise any detrimental issues with regard to impact of the development to habitats and species subject to the guidance within the document being followed, to direct the construction of the building,
- Using a high quality green flat roof to keep the scale/ massing of the building as low as possible whilst also allowing the building to blend into the landscape when viewed from an elevated position and replace low quality external ground space used up by the footprint of the development, helping the local biodiversity.
- Using materials such as stone, glass and a sedum roof so that the development is sympathetic to the surrounding context.



3.4 Firstly prior to discussing the proposals against planning policy and the reasons for refusal there are several inaccuracies within the handling report that should be raised, these are;

- Most importantly we are **NOT** proposing to remove any trees from the site. It is noted within the tree report that one tree was recommended for removal, however this is simply a recommendation and later in the tree report it is advised that “if the entire garden house was erected using piling to create a “raised structure” this would be a sure way to minimise the impact on any of the surrounding trees, regardless of default RPA locations.”

We noted the following in the supporting statement; To prevent any loss of character, habitat or impact on species we wanted to retain as much existing natural site features as possible. We believe we have managed to retain the character and will have no detrimental impact on habitat or species with the proposed design. The tree survey found that the site of development is within a few root protection areas to which we discussed the options, with Informed Tree Services, of construction to be able to retain all trees within the site. The construction of the garden room will be of a post and beam nature taking cognisance of the special engineering measures noted on page 15 of Informed Tree Service’s report. We will look to work with a structural engineer to ensure that as little piles are formed within the root protection areas as possible allowing us to retain all trees within and outside the site.

As we would need to consult further and in a much more detailed manner with Informed Tree Services and a structural engineer which would incur a larger amount of works and costs we noted in the proposed site plan that we would submit full constructions details to the satisfaction of the local authority to cover this element upon a full design becoming available. We have however recently approached Informed Tree Services and a structural engineer whom confirm that a pilotis system could allow all trees to be retained and that a pilotis system that does not disturb the RPAs is feasible respectively.

- It is noted in the handling report that although the land is within the curtilage of the main dwelling, its visual appearance is not of domestic garden ground. We do not agree with this as firstly it is classed within ECC’s deed plan as garden ground and secondly, we feel there is a clear definition between the garden ground and surrounding landscape, with an edge formed between the two through tree lines, change in vegetation nature/ quality and the rock outcrop, as shown in the photos following section 2.3. There is also a drying area at the site within the garden the garden room is proposed to verifying the use as private garden ground. Furthermore, in Brindley Associates preliminary ecological appraisal the site is referred to as a “domestic garden”.

- The planning officer has stated that the roof will be constructed of timber (cedar), the roof will have a grey aluminium fascia/ soffit and the topmost part will be a green/ living roof covered in vegetation.

- The size of the garden room is noted as 45sqm in the planning officer’s report. We can confirm it is much less than this with an external footprint area of 30sqm.

- It is noted in the handling report that “regrading works” would be required to the site. As noted above the pilotis construction will result in as little earthworks being required as possible and the existing earth level remaining largely the same. This would not result in the said “disturbance to the surrounding trees”, see below example.





Figure 3.1 – A precedent showing how a building can be constructed using a pilotis construction method to work with site level changes. We believe something similar to this will be produced underneath the main body of the building to which we will submit full details of to the full satisfaction of the local authority.

3.5 It can be seen within policy Env 10 (Development in the Countryside and Green Belt) that a garden/ ancillary building to the house can be potentially formed to the garden ground with it falling under the following criteria within the policy which states (Policy) “Within the Green Belt and Countryside shown on the Proposals Map, development will only be permitted where it meets one of the following criteria and would not detract from the landscape quality and/or rural character of the area:”, (Criteria) “For development relating to an existing use or building(s) such as an extension to a site or building, **ancillary development** or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic impact.”.

3.6 The aspects that we consider the planning officer disagrees with to the above regard are that he feels there will be a significant adverse impact on the scenic value, quality and character of the area by means of tree loss, the buildings “visually prominent location” and building scale/ mass.

3.7 Firstly and again most importantly the proposals are to retain all trees within and out with the site so as to preserve the character and scenic value in this regard as far as possible so we ask that all references to significant adverse impact on the scenic value, quality and character of the area to this effect are dismissed and the fact that the trees retained as existing are an important element to consider the proposals against with regard to screening the development.

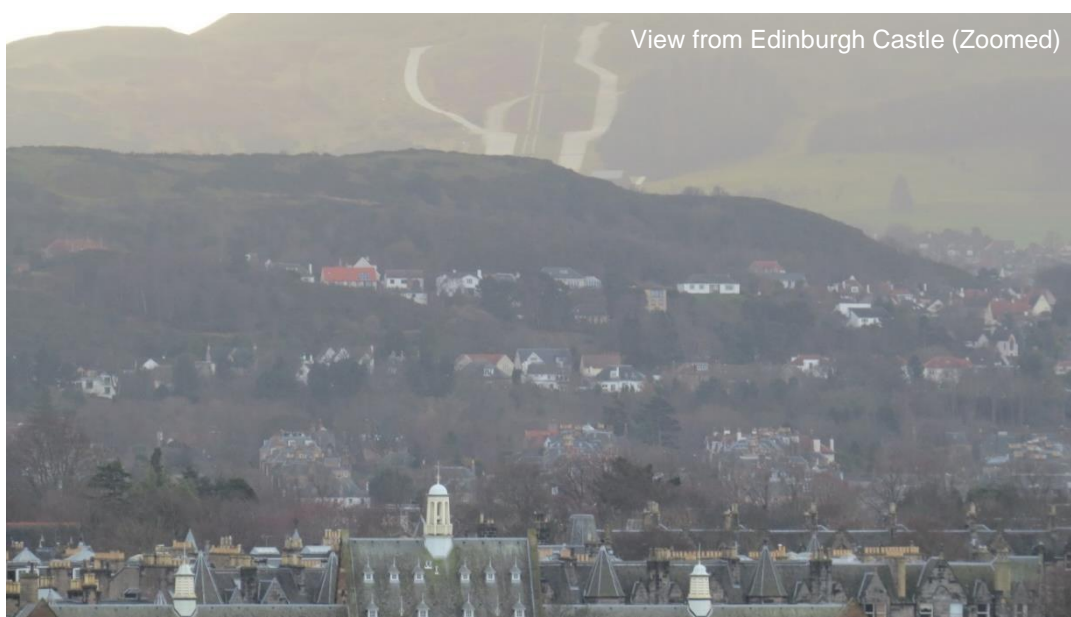
3.8 The secondary element to evaluate/ discuss is the planning officer’s comments that the proposals would result in a “highly visible form of development”. The planner has noted that the following views will be affected, from Buckstone Snab, Braid Hills Road, Edinburgh Castle, Corstorphine Hill, Craiglochart Hill (which



we assume is Wester Craiglochart Hill as Craiglochart Hills is a combination of two summits, Easter and Wester) and Easter Craiglochart Hill. At the time of writing this review statement we were affected by the coronavirus disease pandemic which is unfortunate as this has happened at the period in which we planned to carry out taking photos from these viewpoints and as a result have not been able to gain further photos other than those below which comprise of some of our own and some from the planning department which we have attained. We hope that there is enough information however to allow the Local review Body (LRB) adequate information to make an informed decision. We will request that the LRB do however visit the site and these viewpoints as part of the review. We did not receive photos from the planning department with views from Corstorphine Hill or Wester Craiglochart Hill so our understanding is that the comments about impact from these viewpoints were simply assumed by the planning officer. We did however manage to take our own photos from Corstorphine Hill and we will evaluate the image received from Easter Craiglochart Hill only and not Wester Craiglochart Hill as photos have been unattainable as noted above unfortunately.

To put the size of the elevations into perspective, the total area of each elevation is circa 15sqm which is 2sqm less than the area of a full-size adult football goal (the height of the garden room is 0.5m higher than a goal and the width is 1m less than the width of a goal). The elevation facing North is largely glazed, whilst the elevation facing West is largely of stone.

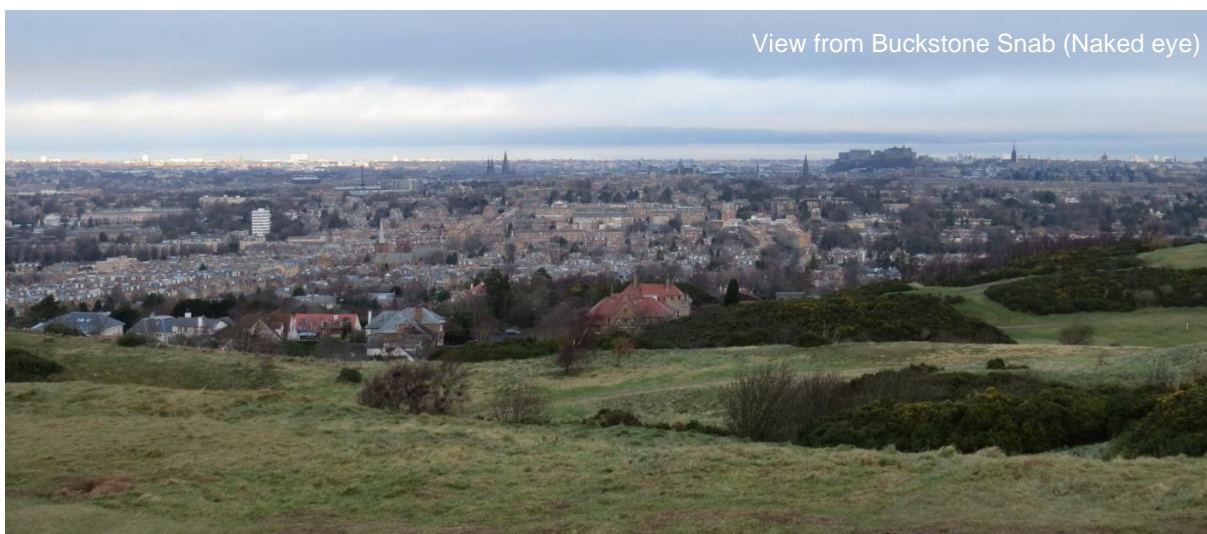
3.9 Edinburgh Castle – The planning department passed over the below photograph with regard to the view from Edinburgh Castle of the area being adversely affected. This viewpoint was also one of the few we managed to gain photos from prior to the pandemic. The red roof of the house at 21 Braid Hills Approach can partly/ slightly be seen in the left of the photo, it is largely screened by the rock outcrop and vegetation. To the right of number 21 the other more distinguishable red roof of 14 Braid Hills Approach, with its glazed balcony, can be seen along with part of number 12. The garden room is to be positioned between numbers 21 and 12 as you look at this photo however, we believe that it will be unseen or at most very minimally seen if this photo were taken upon completion. Even it was to be partly seen it would be relatable to the buildings that would form the backdrop to the garden room.



3.10 The below photo is a photo AMA have taken. The difference in the photos is that the photo received from the planning department has zoomed into the site location. On top of the aforementioned justification that the garden room will be unseen or at most slightly seen but falling into the backdrop of other buildings, when you look at the below photo as to how the site location will be seen from a human naked eye the site location is extremely hard if not impossible to distinguish without use of a zoom and guidance. As one looks towards the site, the proposals will blur/ merge into the conglomeration of the city fabric. To this we can justify that this view will not be adversely affected.



3.11 Buckstone Snab – The below photos have been received from the planning department. The first photo is more closely related to the view from the naked eye whilst the photo below that has been zoomed in. Again, the distinguishable red roof of 21 Braid Hills approach, along with that of the clubhouse in front of it, can be seen to the right of the photo. The garden room is to be located to the left of the house in this photo behind the trees which screen it from the Braid Hills Approach road (see photos earlier in review statement). The view is elevated above the site of the garden room so it is only the roof that will be seen. With the screening and green roof all being viewed from this position, again we believe that the garden room will be unseen or the very slightest of it being seen will merge into the vegetation and blur into the conglomeration of the view as a whole, without any significant adverse effect on the view.





3.12 Braid Hills Road – The below photo has been received from the planning department. The white building to the right is that of 15 Braid Hills Approach, the site location sits beyond the rock outcrop seen in the centre/ foreground and fairly further back too (see aerial image photo 6 below part 2.3 earlier in review statement). To this effect the garden room will not be seen from this viewpoint.



3.13 Easter Craiglochchart Hill – The below photo has been received from the planning department. After careful assessment of the photo we could not locate the site in this photo. We believe even if we did locate the site that it would again be screened/ fall into the conglomeration of the urban/ rural fabric. The garden room site sits lower in level than numbers 20 to 19 Braid Hills Approach, including the clubhouse, along with the golf club outbuildings to the East with the building height also being a lot lower than these properties which would reinforce the comment about the proposals blurring into the fabric. At the size comparable to a football goal, with a largely stone elevation facing this direction, as noted there will certainly be no adverse impact in this viewpoint due to the proposals. We believe this would be the same evaluation for Wester Craiglochchart Hill.



View from Easter Craiglochchart Hill

3.14 Corstorphine Hill – The below photo has been taken by AMA at the summit of Corstorphine Hill looking towards the site location. As can be seen due to the wooded nature of Corstorphine Hill as a whole the site is totally unseen. It is only when one travels South along a natural pathway do they get glimpse views towards the site, when natural clearings of the wooded area are approached, which has been shown in the second photo. Again, after careful assessment of the photo it is extremely hard to locate the site which is to the left and down of the antenna towers. Even then we had to zoom in and could not establish exactly where the site would be due to screening and lack of seeing distinguishable context in proximity to the site location. We feel that the proposals will be unseen from this location due to the level of screening.





View from Corstorphine Hill summit



View from Corstorphine Hill clearing



3.15 It was noted by the planning officer that illumination may increase visibility from the above viewpoints to the proposals. As shown in the above photo evaluation, the proposals will form part of a backdrop that will relate to other built form in the area and to this with the very small size of the proposals elevations will not be read differently from the wider fabric. As previously noted, we will be using Brindley Associates preliminary ecological appraisal to guide the construction of the building. Within this there are notes about internal illumination and impact to the surrounding habitat/ wildlife. We will be working with a lighting specialist to meet the recommendations as set out in the PEA so as to not affect the habitat/ wildlife which will result in a lower than standard level of internal illumination generally further negating any impact from the significant views.

3.16 It has been proven that there will be no adverse impact on the significant views in Edinburgh. The proposals, we believe, will be unseen/ unreadable by the naked eye from the locations raised to be affected. Even when one zooms in on the views where the proposals will be possibly partly seen they are so miniscule and are part of a wider backdrop where the proposals are not in a detached location but are contained within a backdrop of other built form and screened that they will sit positively and will be relatable to the area and surroundings. The proposals will blur into the conglomeration of the city fabric with no detriment to the scenic value or character of the landscape/ area.

3.17 The last remaining issue that the planning officer has with the proposals are the mass and scale of the garden room. We have kept the space size to a minimum in line with providing an adequate level of functionality, whilst also allowing it to be relatable to other outbuildings/ ancillary buildings in the area. We too have kept the height of the building as low as possible with the flat roof. As can be seen in figure 2.2, the figure ground shows that a number of outbuildings, some with sizes comparable to the proposals, exist along the edge off the defined green belt, special landscape area, open space area and the local nature conservation area. The position of the proposals also relate to the built form in the area being between two residential properties along the edge of the GB/ SLA/ OSA/ LNCA and adjacent to the urban residential area to which a large number of said residential properties all have ancillary buildings to their properties. We feel we have justified the mass/ scale with regard to the visual prominence aspect and as such we shall address the loss of open space element. As shown in the deed plan (figure 2.3), the house and garden ground are privately owned. A large proportion of the garden ground can be seen as defined domestic garden ground especially with the drying area to which has acted as provision to the house and which the public have never had access. The amount of actual space that the proposals will take up in the open space area is miniscule, the garden room area is 0.003% of the defined open space area and also the green belt, special landscape area and local nature conservation area. The fact that the proposals are to private garden ground, are relatable to the urban/ rural form and will take up such a small amount of area should justify this aspect. It can be concluded that the proposals will have no detrimental effect to the open space, nor will it be to the enjoyment of the open space of the public. If it were beneficial to the proposals the outbuilding which has a footprint of over half the garden room can be demolished however, we feel there is enough justification to retain this and erect the garden room to no detriment.



4. Conclusion

4.1 Planning consent is sought by Dr. Neil MacRitchie for a garden room to garden ground at 21 Braid Hills Approach, Edinburgh.

4.2 Planning permission has been refused for the following reasons;

- *“The mass and position of the proposed development would result in significant encroachment of the rural landscape adversely impacting upon the quality and character of the Green Belt. The proposal is therefore contrary to Policy Des 1, Policy Env 10 of the Edinburgh Local Development Plan and the non-statutory Guidance for Development in the Countryside and Green Belt.”*

As can be seen from the existing urban/ rural fabric of the area, outbuildings of a similar size to the proposals exist around the edge of the green belt, special landscape area, open space area and within the local nature conservation area. There are also ancillary built form to the adjacent houses in the more urban part of the area. The mass is informed by these types of ancillary buildings and is kept to a minimum footprint and height wise.

- *“The proposed development by virtue of its scale and visually prominent location would have a significant adverse impact on the scenic value and special character of the Braids, Liberton and Mortonhall Special Landscape Area. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Des 1 and Env 11.”*

It has been justified that the proposals will have no significant adverse impact on any city viewpoints. With all trees being retained forming screening to the proposals, the proposals forming part of/ blurring into a relatable backdrop and the size, materiality of the elevations and green roof the proposals will not be specifically read from these viewpoints from the naked eye.

- *“The scale and position of the proposed development would result in the loss of Open Space which would result in a significant impact on the quality and character of the local environment. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Env 18.”*

The proposals are to private domestic garden ground which is defined from the higher quality surrounding vegetation/ landscape. The area to which the garden room is located has formerly been used a drying area reinforcing this. The public has never had access to this area nor will the proposals, to the privately owned garden, which take up 0.003% of the designated open space erode the enjoyment/ recreational qualities of the area for the public and wider city.

4.3 We have justified that the scale and massing of the garden room is appropriate in the fabric of this area. Impact on significant views has been evaluated which shows no significant adverse impact will occur to these as a result of the proposals. The floor area of the garden room situated in private domestic garden will not affect the value or enjoyment of the area designated as open space.



4.4 The applicant therefore respectfully requests that planning consent is granted for the reasons stated above.



Braid Hills Approach, Edinburgh

Preliminary Ecological Appraisal

May 2019



creative • environmental



For Neil MacRitchie

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Appendices

Appendix A: Phase 1 Habitat and Ecological Observations Drawing

Appendix B: Observed Species Lists

Appendix C: Photographs

1.1 Executive Summary

Brindley Associates Ltd was commissioned by William Middleton to undertake a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Assessment (PRA) for bats of a proposed development site at Braid Hills Approach in Edinburgh.

The PEA survey aimed to identify all broad habitat types within the site boundary and included a search for suitable habitat for protected species, and provides recommendations for further survey, where appropriate. The PRA survey aimed to assess the suitability of the outbuildings and trees within the site to support roosting bats.

The habitats and plant species recorded within the site boundary are widespread and common throughout the central belt. No further habitat assessment is currently recommended.

The scattered trees, scrub and long grass within the site provide suitable bird nesting habitat. Further survey recommendations are provided in Table 1.

There is potential reptile refugia and basking habitat within the proposed development site in the form of a low stone wall. Please refer to Table 1 for survey recommendations.

Optional biodiversity measures have been provided. While these are not considered obligatory, the incorporation of these measures within the development design, where possible, has the potential to encourage wildlife to the site and include aspects of biodiversity value within the overall site design.

If works at the site do not commence prior to 23/11/2020 and there has been no change in the land-use, then further surveys should be commissioned in order to ascertain that the situation regarding protected species at the site has not changed and thus the conclusions of this report are still valid.

Table 1 provides further survey recommendations only. Table 6 within section 1.6 of the full report provides all survey and good practice recommendations relevant to the study.

Table 1: Further Recommended Studies

Ref No.	Action	Target Date
1	<p>Nesting Birds</p> <p>Due to the presence of suitable nesting habitat, it is recommended that, if required, the site trees and vegetation are worked upon outside of the bird nesting season (March to August, inclusive).</p> <p>If this is not possible, and works are due to take place between March to August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to the tree or vegetation works commencing.</p> <p>The results of each check are valid for three days including the date of survey, after which further checks</p>	<p>Prior to works between March to August inclusive</p>

Ref No.	Action	Target Date
	<p>will be required to ascertain that the situation with regards to nesting birds has not changed.</p> <p>Please note, feral pigeon can nest throughout the year, including the winter months.</p>	
2	<p>Reptiles</p> <p>During the reptile active season (March to October, inclusive), suitable refuges in the form of stone walls should be removed by hand where possible or slowly by machine to prevent any injury to reptiles utilising the refuges.</p> <p>If a reptile is observed within the development boundary then works should stop immediately and further advice sought from Brindley Associates Ltd and/or Scottish Natural Heritage.</p> <p>If works are required outside the active season then a suitably qualified ecologist should identify all suitable hibernating habitats within the site and delineate these areas with canes and tape/rope.</p> <p>If works need to take place within any delineated areas, then the suitable hibernating habitat should be dismantled by hand under the supervision of a suitably qualified ecologist. If an inactive reptile is found during this process, works within the delineated area should cease and the feature under which the reptile was identified should be carefully replaced.</p> <p>No works should be undertaken in areas where hibernating reptiles are found until the reptile active season commences (March to October, inclusive).</p>	During works

1.2 Introduction

1.2.1 Remit

Brindley Associates Ltd was commissioned by Neil MacRitchie to undertake a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Assessment (PRA) for bats of a proposed development site at Braid Hills Approach in Edinburgh.

The 'site' refers to the area within red line boundary. The 'survey area' encompasses the area of the site plus an outer 50m Zone of Influence (Zol). Please refer to the drawing provided in Appendix A.

The scope of the PEA studied comprised:

- A 'phase 1 habitat survey' of the site boundary as per JNCC methodology (JNCC, 2010), which aimed to identify and map all broad habitat types;
- An ecological assessment of the habitat's suitability to support protected and notable species of flora and fauna, undertaken within the site boundary and its outer Zol, safe public access permitting;
- Recording of any incidental sightings of priority or notable species, or field signs of such species;
- Recommendations for further survey and/or species licensing requirements where necessary; and
- Good practice recommendations and optional biodiversity measures.

The scope of the PRA study comprised:

- A ground-level assessment of the suitability of the outbuildings and trees within the site to support roosting bats; and
- Recommendations for further survey and/or species licensing requirements where necessary.

The assessment was carried out and reported by Karen Hassard BSc (Hons) MCIEEM MCEEW (Brindley Associates) and reviewed by Troy Paterson (CIEEM Qualifying Member, Brindley Associates).

1.2.2 Legislation and Policy

The following European and national legislation and policies are relevant to this report:

- The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- Nature Conservation (Scotland) Act 2004;
- The Wildlife and Natural Environment (Scotland) Act 2011 (WANE);
- Scottish Biodiversity List (SBL); and
- Edinburgh Local Biodiversity Action Plan (LBAP).

1.2.2.1 Bats

Bats and their roosts are protected under UK and European Legislation. In Scotland, this is mainly provided by the Conservation (Natural Habitats, &c.) Regulations 1994, as amended. Under this legislation, bats are regarded as European Protected Species (EPS).

It is an offence to deliberately or recklessly disturb a bat (including injuring, capturing and/or killing), or damage, obstruct, alter or destroy a bat roost. A bat roost is protected at all times, regardless of whether bats are in residence.

It is also advised that no heavy engineering works, such as drilling or piling, are undertaken within 30 m of a bat roost. If such works are required, a licence application to disturb a bat roost must be applied for from Scottish Natural Heritage (SNH).

If the work proposed affects bats or their roosts, a Habitats Regulations licence, issued by SNH will be required. In the event that a Habitats Regulations licence is required there are three tests that must be satisfied before it will be granted (refer to Table 2), in addition to which mitigation and/or compensation will almost certainly be required.

Table 2: The Conservation (Natural Habitats, &c.) Regulations 1994, as amended

THE CONSERVATION (NATURAL HABITATS, &c.) REGULATIONS 1994, AS AMENDED

Under the 1994 Regulations it is an offence to kill, capture or disturb European Protected Species, and/or damage or destroy a breeding site or resting place of such an animal.

Habitats Regulations licences can be granted under Regulation 44 for certain purposes including preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment (Test 1).

Licences will only be granted under the Conservation (Natural Habitats, &c.) Regulations 1994, as amended, if Scottish Natural Heritage are satisfied that:

- There is no satisfactory alternative (Test 2); and
- The action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range (Test 3).

If an application for a licence is required to be made, it should be noted that this will usually take a minimum of six weeks to conclude and there are no guarantees that such an application will be successful.

1.2.2.2 Birds

All wild bird species are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly;

- Kill, injure or take a wild bird;
- Take, damage, destroy or interfere with a nest of any wild bird whilst it is in use or being built obstruct or prevent any wild bird from using its nest;
- Take or destroy an egg of any wild bird;

- Disturb any wild bird listed on Schedule 1 whilst it is building a nest or is in, on, or near a nest containing eggs or young, or whilst lekking; and
- Disturb the dependant young of any wild bird listed on Schedule 1.

Those species listed on Schedules A1 and 1A receive additional protection which makes it an offence to intentionally or recklessly:

- At any time take, damage, destroy or interfere with any nest habitually used by any wild bird included in Schedule A1; and
- At any time harass any wild bird included in Schedule 1A.

Section 1(5C) of the Act states that *"Any person who knowingly causes or permits to be done an act which is made unlawful by any of the foregoing provisions of this section"* could be committing an offence.

If nesting is identified, an appropriate exclusion zone (size dependent on bird species identified) should be erected around the nest. No vegetation within this exclusion zone should be maintained or removed until the chicks have fledged, or the nest has been abandoned. No works should take place within the exclusion zone to ensure disturbance is kept to a minimum and there is no breach of the Wildlife and Countryside Act, until the chicks have fledged, or the nest has been abandoned.

1.2.2.3 Reptiles

In Scotland, reptiles are protected under the Wildlife and Countryside Act 1981, as amended. For common lizard, slow worm and adder it is an offence to:

- Intentionally or recklessly kill or injure; and
- Sell, transport for sale or advertise for sale.

1.2.3 Conservation Initiatives

1.2.3.1 Scottish Biodiversity List

The Scottish Biodiversity List (SBL) is a list of habitats and species that Scottish Ministers consider to be of principal importance for biodiversity conservation in Scotland. Both scientific and social criteria were used to define the list. Those listed using social criteria were identified through a survey of the Scottish public and some common and widespread species and habitats are included. Only those listed for scientific reasons are considered relevant to this report.

1.2.3.2 Local Biodiversity Action Plans

Local Biodiversity Action Plans (LBAPs) operate at a local authority level and identify priority habitats and species for which conservation/enhancement measures are underway or planned.

1.2.4 Scottish Biodiversity Planning Policy

Scottish Planning Policy (SPP) (Scottish Government, 2014) outline several policies which planning authorities to take into account when considering the impact of development on natural heritage. The policy states the following:

"194. The planning system should: ...seek benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats; and... ..

195. Planning authorities, and all public bodies, have a duty under the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity. This duty must be reflected in development plans and development management decisions".

1.2.5 Mitigation Hierarchy

The mitigation hierarchy (CSBI, 2015) is a framework for managing risks and potential impacts related to biodiversity. It aims to provide a logical and effective approach to protecting and conserving biodiversity and maintaining important ecosystem services. As defined by the Cross-Sector Biodiversity Initiative (CSBI), the mitigation hierarchy is the sequence of actions to anticipate and avoid impacts on biodiversity and ecosystem services. Where avoidance is not possible, to minimise these impacts and, when impacts occur, to rehabilitate or restore the affected receptor. Finally, where significant residual impacts remain, to offset the impacts elsewhere, as appropriate.

The hierarchy of mitigation priority can therefore be broken down into the following sequential stages:

1. Avoidance;
2. Reduction;
3. Restoration;
4. Offset / compensation; and
5. Enhancement.

1.3 Methodology

1.3.1 Desk Study Methods

To ascertain the potential ecological sensitivities associated with the site, a series of desk-based reviews were undertaken using publicly available databases, pooled data and where appropriate, purchasing of biological records from specific organisations. The information gained is used to identify any potential ecological constraints to the proposed development and inform an appropriate level of survey effort. The following studies were undertaken:

- Desk study to identify notable and designated areas of protection within vicinity of the site, with a search radius of 0.5 km;
- Desk study to identify biological records of protected species within vicinity of the site, with a search radius of 0.5 km; and
- Desk-based review of the Local Biodiversity Action Plan (LBAP) and the Scottish Biodiversity List.

1.3.2 Field Survey Methods

Relevant guidance was referred to when deciding upon the survey methodology to be adopted in this case. An overview of survey methods is shown in Table 3.

Table 3: Overview of Survey Methods adopted

Overview of Survey Methods adopted			
Number and Type of Surveys	1x survey visit	Surveyors	Karen Hassard, SNH Bat Licence 121685
Survey Dates	23/05/2019		
Methods Used	<p>Preliminary Ecological Appraisal (PEA) Survey</p> <p>The PEA was carried out in accordance with recommended methodology (CIEEM, 2017; JNCC, 2010).</p> <p>All habitats within the site boundary were surveyed. Habitats were mapped and given alphanumeric classification codes (Appendix A).</p> <p>Any fields signs of, or habitats suitable for, protected species within the site and outer 50m Zone of Influence (Zoi) were noted in order to provide recommendations for further survey. Any notable or highly invasive non-native flora species were also noted if present.</p> <p>Preliminary Roost Assessment (PRA) Survey:</p> <p><u>Bat Survey, Buildings/Structures (adapted from Collins, 2016):</u></p> <p>A Preliminary Roost Assessment (PRA) was carried out, inspecting the outside of the outbuildings and all internal spaces (safe access permitting), to assess for the suitability for use by bats, and to look for any evidence of bats, such as corpses, droppings and</p>		

Overview of Survey Methods adopted

feeding remains. Any suitable roosting locations (e.g. cracks, crevices, holes) were noted, using a torch and endoscope where appropriate.

Bat Survey, Trees (adapted from Collins, 2016):

Trees within the site were inspected from ground level, looking for features which could be used by roosting bats, such as holes, cracks and crevices. Features found were then examined, where possible, for signs of bat usage, including bats, droppings and feeding remains, using a torch and endoscope where appropriate.

According to their suitability to host roosting bats, the building/structures and the trees are categorised as follows:

- High - a building/tree with one or more potential roost features that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat;
- Moderate - a building/tree with one or more potential roost features that could be used by bats due their size, shelter, protection, conditions and/or surrounding habitat but unlikely to support a roost of high conservation status;
- Low - a building/tree with features that could be used by individual bats opportunistically; PRFs not suitable for use on a regular basis or by larger numbers of bats; and
- Negligible - a building/tree with negligible features which is unlikely to be used by bats.

1.4 Assessment and Limitations

1.4.1 Desk Study

1.4.1.1 Notable and Designated Areas of Protection

Designated sites and sites afforded protection by local authorities were identified up to 0.5 km from the site boundary using Scottish Natural Heritage's (SNH) Sitelink (SNH, 2019) and the Edinburgh Local Development Plan (LDP) (Edinburgh Council, 2016b). These sites include:

- Local Biodiversity Site (LBS);
- Local Nature Reserve (LNR); and
- Ancient, Long-Established or Semi-Natural Woodland (AW).

The site lies within the western extent of the Braid Hills and Mortonhall LBS. The LBS is designated for the following plant and bird species.

- Alternate water-milfoil (*Myriophyllum alterniflorum*);
- Bladder-sedge (*Carex vesicaria*);
- Water-cress (*Rorippa nasturtium-aquaticum*);
- Wood millet (*Milium effusum*); and
- Bullfinch (*Pyrrhula pyrrhula*).

The above species were not identified during the survey. The habitats within the site and surrounding area may support bullfinch, however the proposed development is considered unlikely to have a negative impact on the conservation status of this species within the Braid Hills and Mortonhall LBS boundary. The proposed development is therefore considered unlikely to have a negative effect on the LBS designated species.

Further results of the desk study searches are presented in Table 4. It is not considered that there will be any effect on the other identified areas due to their distance from the proposed development site and lack of structural or functional connectivity.

Table 4: Notable and Designated Sites within 0.5 km of the Proposed Development

Site Name	Designation	OS Grid Ref	Approximate distance from site	Additional Information
Braid Hills and Mortonhall	LBS	NT 256 690	Site lies within the western extent.	Area consists largely of golf courses. The northern edge of the site is adjacent to the Hermitage of Braid & Blackford Hill LBS. No notable habitats. Notable species include four species of flowering plants and one bird species.
Hermitage of Braid and Blackford Hill	LBS and LNR	NT 257 705	0.2 km north of the boundary	Notable habitats include ancient woodland. Notable species include a variety of bats, beetles, moths, birds, flowering plants and mosses.
Woodland occurs in the Hermitage of Braid.	AW	NT250703	0.45 km north-east of the boundary	Ancient woodland of semi-natural origin.

1.4.1.2 Biological Records

A local records centre data request for protected and notable species records within 0.5 km of the proposed site was presented to The Wildlife Information Centre (TWIC) on 17/05/2019. Records within the last 10 years are presented in Table 5.

Table 5: Protected and notable species within 0.5 km of the proposed site from the last 10 years

Taxon Group	Species	Common Name	No. of Records
Amphibian	<i>Bufo bufo</i>	Common toad	1
Amphibian	<i>Rana temporaria</i>	Common frog	1
Terrestrial Mammal	<i>Lutra lutra</i>	Otter	13
Terrestrial Mammal	<i>Myotis daubentonii</i>	Daubenton's bat	1
Terrestrial Mammal	<i>Pipistrellus pipistrellus</i>	Common pipistrelle bat	1
Terrestrial Mammal	<i>Pipistrellus pygmaeus</i>	Soprano pipistrelle bat	2
Terrestrial Mammal	<i>Erinaceus europaeus</i>	Hedgehog	3

A wide range of bird, invertebrate and plant species were also recorded within 0.5 km of the site within the last 10 years.

1.4.1.3 Local Biodiversity Action Plan

The Edinburgh Local Biodiversity Action Plan (LBAP) (Edinburgh Council, 2016a) outlines a partnership approach to biodiversity and includes action plans for both green and blue networks across the city. The following may be relevant to the site and its outer Zone of Influence (Zol):

- Identify, develop and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats.
- Promote the integration of green networks and infrastructure within new developments in Edinburgh. Identify opportunities for new greenspace using the Open Space quality standards or other natural capital standards.

The following are listed as priority species that may be relevant to the site and outer Zol:

- Pipistrelle bat (*Pipistrellus* sp.);
- Daubenton's bat (*Myotis daubentonii*);
- Damselflies and dragonflies;
- Pollinators including:
 - bees;
 - hoverflies; and
 - beetles.
- Butterflies and moths including:
 - small pearl-bordered fritillary (*Boloria selene*);
 - northern brown argus (*Arícia artaxerxes*);
 - wood sage plume (*Capperia britanniodactylus*); and
 - cotton-grass fanner (*Glyphipterix haworthana*).
- Juniper (*Juniperus communis*);
- Sticky catchfly (*Viscaria vulgaris*);
- Maiden pink (*Dianthus deltoides*);
- Field gentian (*Gentianella campestris*);
- Purple milk-vetch (*Astragalus danicus*); and
- Sieve-tooth moss (*Coscinodon cribrosus*).

Control of both native and non-native invasive species is also prioritised within the Edinburgh LBAP.

1.4.1.4 Scottish Biodiversity List

The following faunal species listed within the Scottish Biodiversity List may be relevant to the site and its outer 50m Zone of Influence (Zol):

- Daubenton's bat;

- Common pipistrelle (*Pipistrellus pipistrellus*);
- Soprano pipistrelle (*pipistrellus pygmaeus*);
- Brown long-eared bat (*Plecotus auritus*);
- European hedgehog (*Erinaceus europaeus*);
- Black rat (*Rattus rattus*);
- Swift (*Apus apus*);
- House sparrow (*Passer domesticus*);
- Tree sparrow (*Passer montanus*); and
- Starling (*Sturnus vulgaris*).

A wide variety of invertebrate species are also included on the Scottish Biodiversity List.

1.4.2 Ecological Appraisal

The results of the field survey and an assessment of the findings are provided below . Please refer to the Phase 1 Habitat and Ecological Observations drawing in Appendix A, and observed flora and fauna species lists in Appendix B and photographs in Appendix C.

1.4.2.1 Habitats

The site comprises a domestic garden, immediately to the west of a residential property on Braid Hills Approach in the south of Edinburgh. Braid Hills Golf Course lies to the east and south-east of the site with open area of scrub and footpaths associated with Braid Hills Trail to the north-west, north and north-east. Residential properties are and Braids Hill Approach are present to the west and south-west.

The site has not undergone recent management and is now dominated by regenerating vegetation (Photograph 1) including common nettle (*Urtica dioica*), broadleaf dock (*Rumex obtusifolius*), cleavers (*Eleusine indica*), purple foxglove (*Digitalis purpurea*), ragwort (*Jacobaea vulgaris*), rosebay willowherb (*Chamerion angustifolium*), comfrey (*Symphytum officinale*), dandelion (*Taraxacum officinale*), spear thistle (*Cirsium vulgare*), ribwort plantain (*Plantago lanceolata*), ground elder (*Aegopodium podagraria*), clover (*Trifolium* sp.), forget-me-nots (*Myosotis* sp.). interspersed with grasses such as Yorkshire fog (*Holcus lanatus*), creeping fescue (*Festuca rubra*), cocksfoot (*Dactylis glomerata*) and smooth meadow grass (*Poa pratensis*).

An area of dense scrub (Photograph 2), dominated by privet (*Ligustrum* sp.), is present along the west site boundary with scattered gorse (*Ulex europaeus*), bramble (*Rubus fruticosus*), blackthorn (*Prunus spinosa*), clematis (*Clematis* sp.), holly (*Ilex aquifolium*), dog-rose (*Rosa canina*), rowan (*Sorbus aucuparia*), birch (*Betula pendula*) and ivy (*Hedera helix*) throughout the remainder of the site.

Scattered semi-mature oak (*Quercus robur*), sycamore (*Acer pseudoplatanus*), Scots pine (*Pinus sylvestris*), laurel (*Lauraceae* sp.), laburnum (*Laburnum anagyroides*) and lime (*Tilia* sp.) trees are present in the south and north of the site (Photograph 3).

A low stone wall is present in the centre of the site, adjacent to an existing garden path (Photograph 4). A further area of bare ground lies immediately adjacent to the residential property in the east of the site (Photograph 5)

Several small outbuildings were recorded in the north of the site, of varying construction, and were observed to be in a state of disrepair (Photograph 6).

The habitats and plant species recorded within the survey area are widespread and common throughout the central belt. No further habitat assessment is currently recommended.

1.4.2.2 Protected and Notable Species

Bats

No features visible from ground level that would provide suitable roosting opportunities for bats were observed on the trees or outbuildings within the study area. They were therefore considered to have negligible suitability for roosting bats.

The adjacent residential property has potential suitability to support roosting bats, however it is understood that any developments to this building are being considered under a separate planning application and will therefore not be considered any further in this report.

Suitable bat foraging and commuting habitat is present in the form of the tree lines, and scattered scrub within the study area, in particularly in the south of the site. Should the development necessitate the complete loss of these features within the site boundary, then it is recommended that the development plan should seek to maintain connectivity across the site through the implementation of structural planting using locally sourced native species.

Further good practice recommendations and optional biodiversity measures have been provided to reduce potential impact on foraging and commuting success for bat species during and post construction. Please refer to Sections 1.5 and 1.6 for more details.

Birds

The scattered trees, hedgerow and long grass within the site provide suitable bird nesting habitat. It is recommended that any required vegetation maintenance or clearance works are undertaken outside the bird nesting season, which occurs from March to August (inclusive). If vegetation maintenance or removal is planned during the nesting season, a pre-construction/enabling works nesting bird check should be completed by a suitable qualified ecologist, immediately prior to the works commencing. Please refer to Table 6 for details on further survey recommendations.

The nesting bird check comprises a thorough search of the vegetation within the site boundary for signs of active nests. If nesting is identified, an appropriate exclusion zone for that particular bird species should be erected around the nest. No vegetation within this exclusion zone should be maintained or removed until the chicks have fledged or the nest has been abandoned. No works should take place within the exclusion zone to ensure disturbance is kept to a minimum and there is no breach of the Wildlife and Countryside Act. Recommendations are provided in Section 1.6.

Reptile

There is potential reptile refugia and basking habitat within the proposed development site in the form of a low stone wall. The surrounding habitat is also offers potential suitability for reptiles, particularly to the north of the site where areas of bare rock and scrub are present. Works in and around the stone wall should proceed with caution and potential refuges/hibernacula should be removed in a reptile sensitive manner as a

precautionary measure. If a reptile is observed within the site boundary, then works must stop immediately and further advice sought from a suitably qualified ecologist. Recommendations are provided in Section 1.6.

Badger

No evidence of badger was recorded during the survey. Dense gorse, surrounding the site to the north-west, north and north-east, prevented access to the outer ZOI of the site, however the shallow bedrock visible in this area reduces its suitability for badger sett creation. No further survey for badger is currently recommended.

1.4.3 Limitations

It should be noted that the desk study is limited by the reliability of third-party information and the geographical availability of biological and/or ecological records and data. The absence of a species from biological records cannot be taken to represent actual absence. Species distribution patterns should be interpreted with caution as they may reflect survey / reporting effort rather than actual distribution.

Dense gorse prevented access to areas of the outer 50m Zone of Influence (ZOI) to the north-west, north and north-east of the site.

Faunal species are transient and can move between favoured habitats regularly throughout and between years. This survey provides a snapshot of field signs present in the survey area on the dates of survey, during May 2019.

1.5 Optional Biodiversity Measures

The following are presented as optional measures to provide features of biodiversity value within the site boundary. The incorporation of these measures within the development, where appropriate, has the potential to encourage wildlife to, and support wildlife within, the site:

- A variety of invertebrate species including (moths, butterflies, damselflies, dragonflies and pollinator species) are listed as priority species in the Edinburgh Local Biodiversity Action Plan (LBAP). Incorporation of wildflower-rich seed mixes within appropriate areas of open grassland will help support these species. Where open areas of grassland are limited due to the small size of the site, green roofs and living walls could be incorporated into proposed buildings. The following plant species are listed in the Edinburgh LBAP and should be considered for inclusion within the site:
 - juniper (*Juniperus communis*);
 - sticky catchfly (*Viscaria vulgaris*);
 - maiden pink (*Dianthus deltoides*);
 - field gentian (*Gentianella campestris*); and
 - purple milk-vetch (*Astragalus danicus*).
- Including a variety of plant species with a range of flowering times throughout the year will provide a valuable food resource for a wide range of invertebrate species. This will in turn support many birds and small mammal species, including bats, of which both pipistrelle bats and Daubenton's bats are included in the Edinburgh LBAP;
- The existing trees and scrub within the site provide suitable habitat for nesting birds and should be retained where possible. Where these habitats will be lost due to the development, the development plan should seek to incorporate new tree and shrub planting as part of the landscape design using locally appropriate species such as:
 - rowan;
 - hawthorn;
 - blackberry;
 - bramble;
 - elder;
 - dog rose; and
 - holly.
- Birds and bats can be further encouraged to the site by installing nest and roost boxes on proposed suitable mature trees, or appropriate locations within the site. It is recommended that a variety of bird box designs are used so as to attract an assemblage of bird species.
- Leaving areas of longer unmanaged grassland, where possible and appropriate, will provide suitable habitat for ground nesting bird species;
- Purpose-built insect houses could be incorporated at appropriate locations within the site.

Wildlife and Artificial Lighting

Artificial lighting can disturb the commuting and foraging behaviour of wildlife species and may increase the chances of predation. Many species may therefore modify their behaviour to respond to this threat. It is

recommended that the lighting guidelines (ILP, 2018) are adhered to, to reduce potential negative impacts (whilst these guidelines are written with specific reference to bats, the effects would be considered beneficial to wildlife in general):

- Avoid any lighting on any key habitats and features present. In particularly linear features such as hedgerows, tree lines, watercourses and woodland habitats.
- Where lighting is required, the following lighting specifications are recommended:
 - All lighting should lack UV elements when manufactured;
 - Metal halide, fluorescent sources should not be used;
 - LED lighting should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
 - A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component;
 - Lighting should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012);
 - Internal lighting can be recessed where installed in proximity to windows to reduce glare and light spill;
 - The use of specialist bollard or low-level downward directional lighting to retain darkness above can be considered;
 - Column heights should be carefully considered to minimise light spill;
 - Lighting should always be mounted on the horizontal, i.e. no upward tilt;
 - Any external security lighting should be set on motion-sensors and short (1min) timers; and
 - As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

1.6 Recommendations

Based on the results, the following further surveys and mitigation measures are recommended.

Table 6: Recommendations

Ref No.	Action	Target Date	Owner
1	<p>Nesting Birds</p> <p>Due to the presence of suitable nesting habitat, it is recommended that, if required, the site trees and vegetation are worked upon outside of the bird nesting season (March to August, inclusive).</p> <p>If this is not possible, and works are due to take place between March to August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to the tree or vegetation works commencing.</p> <p>The results of each check are valid for three days including the date of survey, after which further checks will be required to ascertain that the situation with regards to nesting birds has not changed.</p> <p>Please note, feral pigeon can nest throughout the year, including the winter months.</p>	Prior to works between March to August inclusive	NM CTR
2	<p>Reptiles</p> <p>During the reptile active season (March to October, inclusive), suitable refuges in the form of stone walls should be removed by hand where possible or slowly by machine to prevent any injury to reptiles utilising the refuges.</p> <p>If a reptile is observed within the development boundary then works should stop immediately and further advice sought from Brindley Associates Ltd and/or Scottish Natural Heritage.</p> <p>If works are required outside the active season then a suitably qualified ecologist should identify all suitable hibernating habitats within the site and delineate these areas with canes and tape/rope.</p> <p>If works need to take place within any delineated areas, then the suitable hibernating habitat should be dismantled by hand under the supervision of a suitably qualified ecologist. If an inactive reptile is found</p>	During works	NM CTR

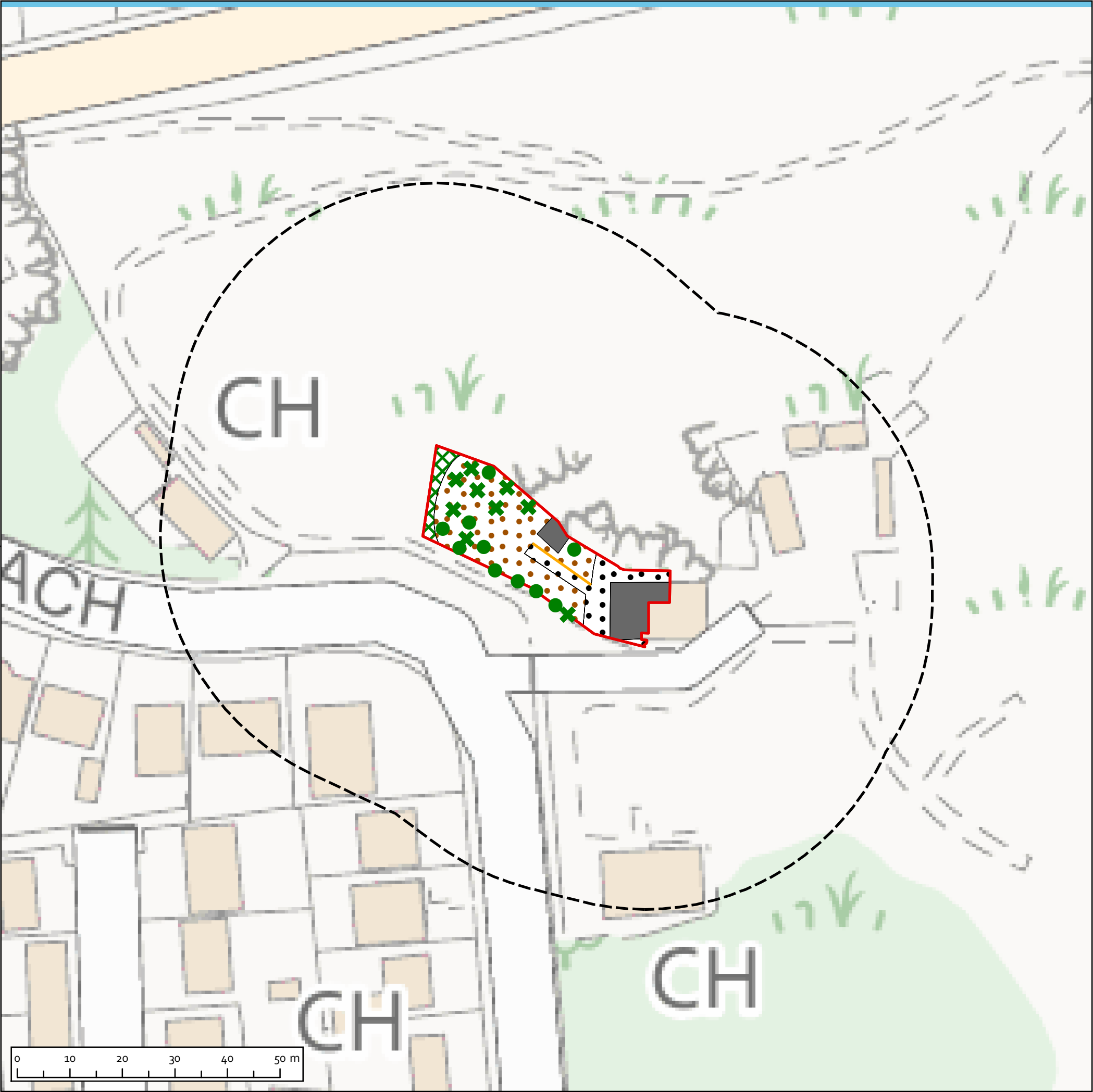
Ref No.	Action	Target Date	Owner
	<p>during this process, works within the delineated area should cease and the feature under which the reptile was identified should be carefully replaced.</p> <p>No works should be undertaken in areas where hibernating reptiles are found until the reptile active season commences (March to October, inclusive).</p>		
3	<p>General Good Practice</p> <p>Any artificial/security lighting used during and after construction works should be fitted with shades to prevent light spillage outside the working area.</p> <p>Temporary lights must not illuminate the tree lines as lighting can affect wildlife commuting and foraging success. For more information please refer to the guidance note 'Bats and artificial lighting in the UK' (ILP, 2018).</p>	During and after construction	NM CTR
4	<p>General Good Practice</p> <p>All holes and excavations greater than 1m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of escape. Where this is not possible these areas should be fenced off to prevent accidental entry by mammals.</p>	During works	NM CTR
5	<p>General Good Practice</p> <p>Pipe work and the like, if stored in the open, should be capped or sealed or blocked up during storage so as to prevent it being used by animals.</p>	During works	NM CTR
6	<p>Zone of Influence (Zol) Distance</p> <p>High impact construction activities, such as piling or blasting, can cause disturbance at greater distances. Should high impact construction activities be planned, an assessment of a wider zone of influence may be required, prior to construction commencing.</p>	Prior to works starting	NM
7	<p>Survey Validity</p> <p>If works at the site do not commence and there has been no change in the land-use prior to 23/11/2020, then further surveys should be commissioned in order to ascertain that the situation regarding protected</p>	23/11/2020	NM

Ref No.	Action	Target Date	Owner
	species at the site has not changed and thus the conclusions of this report are still valid.		
Key			
NM	Neil MacRitchie		
CTR	Appointed Contractor(s)		

1.7 References

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Appendix A Phase 1 Habitat and Ecological Observations Drawing



Legend

Site boundary

50m Zone of influence (Zol)

A2.1 Dense scrub

A2.2 Scattered scrub

A3.3 Scattered trees mixed

C3.2 Non-ruderal tall herb and fern

J2.5 Wall

J3.6 Buildings

J4 Bare ground

Project: Braid Hills Approach

Client: Andrew Megginson

Drawing Title: Phase 1 Habitat and Ecological Observations

Scale: 1:750 @ A3

Date: 04 / 06 / 2019

Drawing No: Figure 01

Status: Final

Drawn by: R Moore

Checked by: K Hassard

brindley

ASSOCIATES

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Appendix B Observed Species Lists

Table 7: Dominant and Notable Floral Species Recorded During Survey (within site)

Common Name	Latin Name
birch	<i>Betula pendula</i>
blackthorn	<i>Prunus spinosa</i>
bramble	<i>Rubus fruticosus</i>
broadleaf dock	<i>Rumex obtusifolius</i>
cleavers	<i>Eleusine indica</i>
clematis	<i>Clematis</i> sp.
clover	<i>Trifolium</i> sp.
cocksfoot	<i>Dactylis glomerata</i>
comfrey	<i>Symphytum officinale</i>
common nettle	<i>Urtica dioica</i>
creeping fescue	<i>Festuca rubra</i>
dandelion	<i>Taraxacum officinale</i>
dog-rose	<i>Rosa canina</i>)
forget-me-nots	<i>Myosotis</i> sp.
gorse	<i>Ulex europaeus</i>
ground elder	<i>Aegopodium podagraria</i>)
holly	<i>Ilex aquifolium</i>
ivy	<i>Hedera helix</i>
laburnum	<i>Laburnum anagyroides</i>
laurel	<i>Lauraceae</i> sp.
lime	<i>Tilia</i> sp.
oak	<i>Quercus robur</i>
privet	<i>Ligustrum</i> sp.
purple foxglove	<i>Digitalis purpurea</i>
ragwort	<i>Jacobaea vulgaris</i>)
ribwort plantain	<i>Plantago lanceolata</i>
rosebay willowherb	<i>Chamerion angustifolium</i>
rowan	<i>Sorbus aucuparia</i>
Scots pine	<i>Pinus sylvestris</i>
smooth meadow grass	<i>Poa pratensis</i>
spear thistle	<i>Cirsium vulgare</i>
sycamore	<i>Acer pseudoplatanus</i>
Yorkshire fog	<i>Holcus lanatus</i>

Table 8: Fauna Species Observed (within site and Zol)

Common Name	Latin Name
chaffinch	<i>Fringilla coelebs</i>
great tit	<i>Parus major</i>
house sparrow	<i>Passer domesticus</i>
jackdaw	<i>Corvus monedula</i>
robin	<i>Erithacus rubecula</i>

Appendix C Photographs



Photograph 1: Regenerating vegetation which dominates the site. Recorded 23/05/2019



Photograph 2: Dense scrub present in the west of the site. Recorded 23/05/2019



Photograph 3: Scattered trees recorded in the south of the site. Recorded 23/05/2019



Photograph 4: Low stone wall and garden path in the centre of the site. Recorded 23/05/2019



Photograph 5: Adjacent residential property and hardstanding in the west of the site.
Recorded 23/05/2019



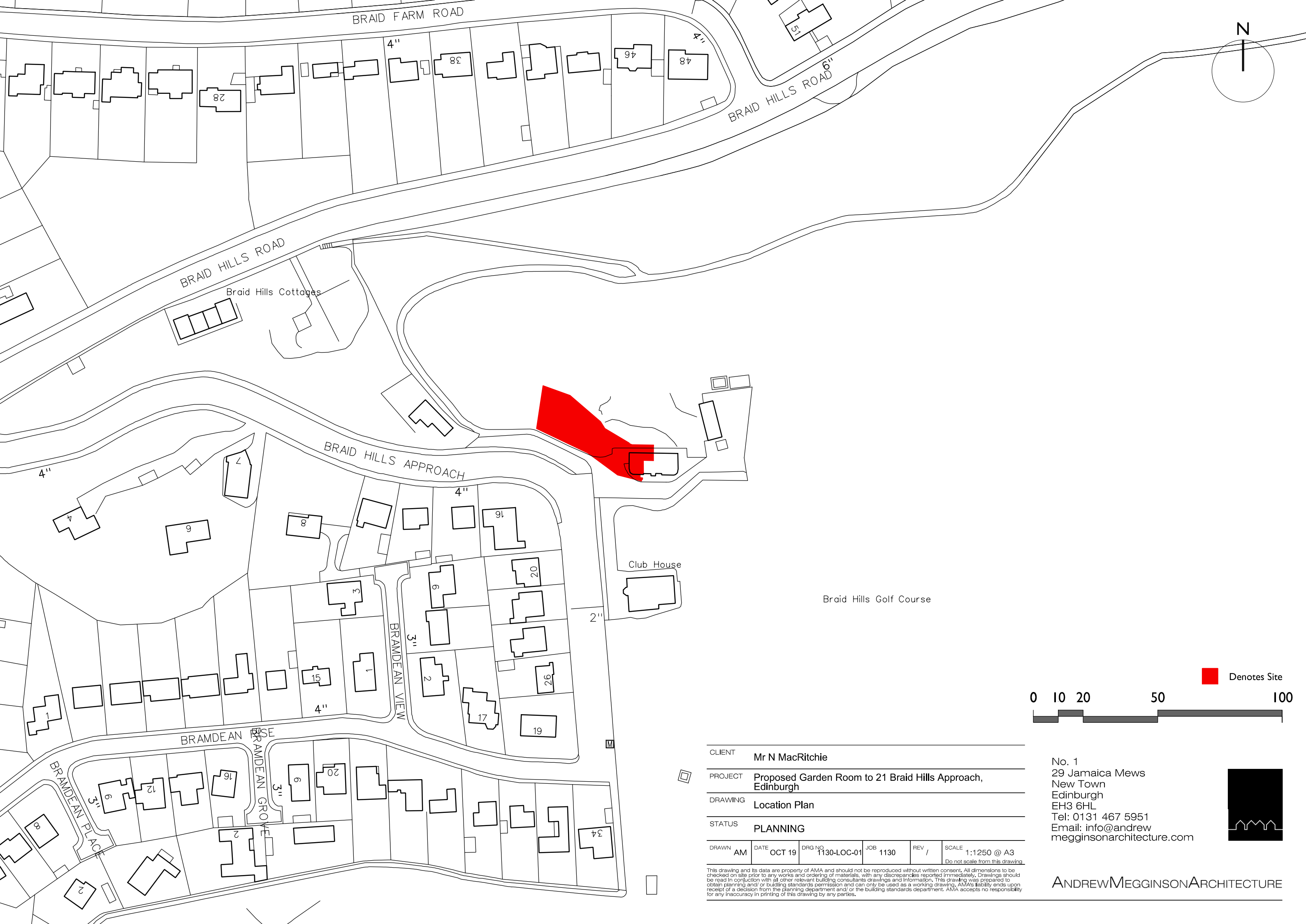
Photograph 6: Dilapidated outbuildings located in the north of the site. Recorded 23/05/2019



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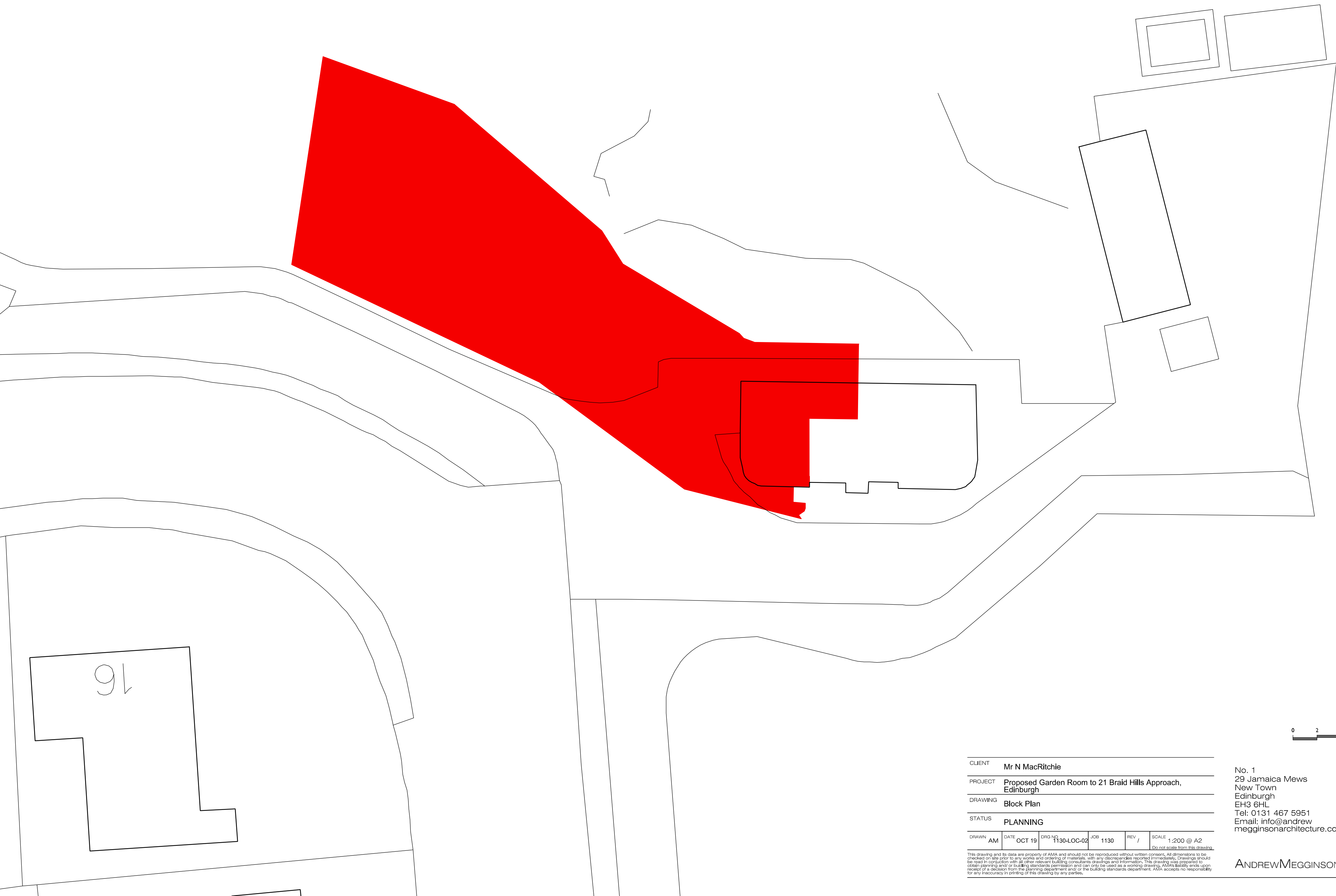
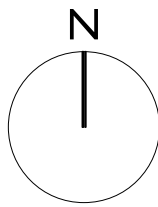
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CLIENT	Mr N MacRitchie										
PROJECT	Proposed Garden Room to 21 Braid Hills Approach, Edinburgh										
DRAWING	Location Plan										
STATUS	PLANNING										
DRAWN	AM	DATE	OCT 19	DRG NO	1130-LOC-01	JOB	1130	REV	/	SCALE	1:1250 @ A3
Do not scale from this drawing											

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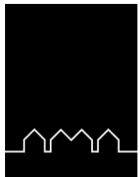
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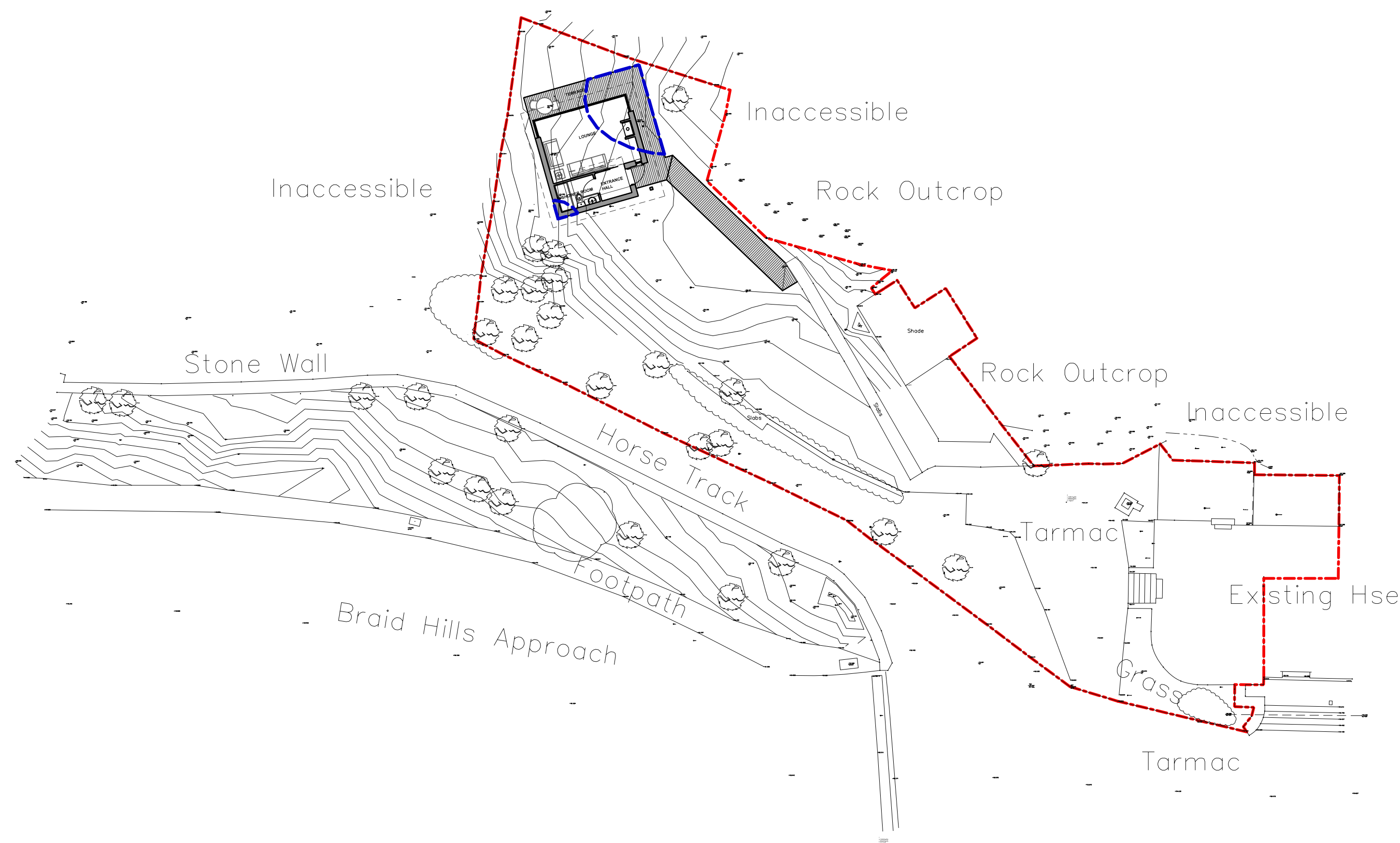
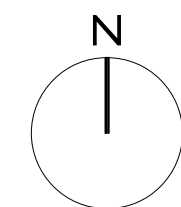
CLIENT		Mr N MacRitchie									
PROJECT		Proposed Garden Room to 21 Braid Hills Approach, Edinburgh									
DRAWING		Block Plan									
STATUS		PLANNING									
DRAWN	AM	DATE	OCT 19	DRG NO	1130-LOC-02	JOB	1130	REV	/	SCALE	1:200 @ A2
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Denotes areas requiring special engineering measures - refer to Informed Tree Services Report (Full details will be submitted to satisfaction of planning authority prior to construction)

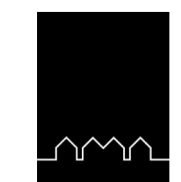
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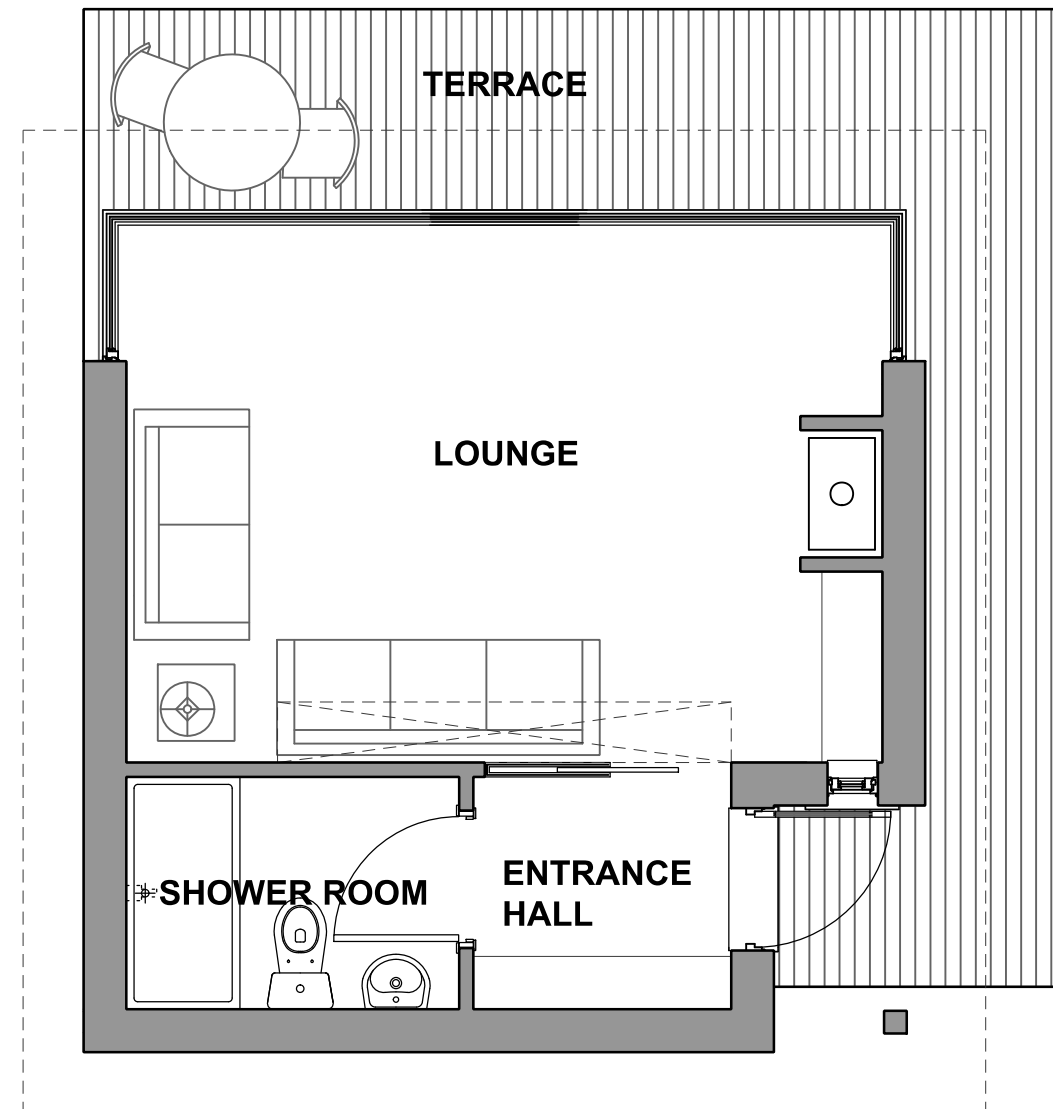
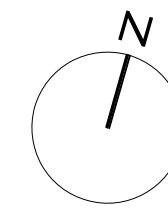
CLIENT		Mr N MacRitchie					
PROJECT		Proposed Garden Room to 21 Braid Hills Approach, Edinburgh					
DRAWING		Proposed Detail Block Plan Plotted on Existing Topographical Survey					
STATUS		PLANNING					
DRAWN	AM	DATE	OCT 19	DRG NO	130-LOC-03	JOB	1130
		REV	/	SCALE	1:200 @ A2	Do not scale from this drawing	

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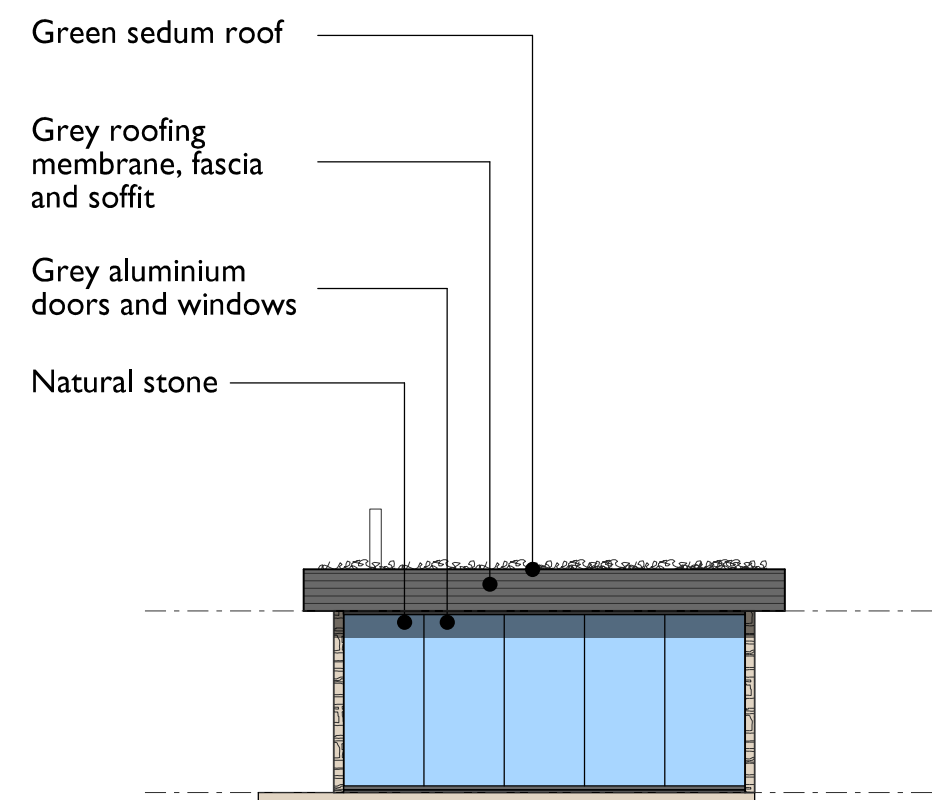
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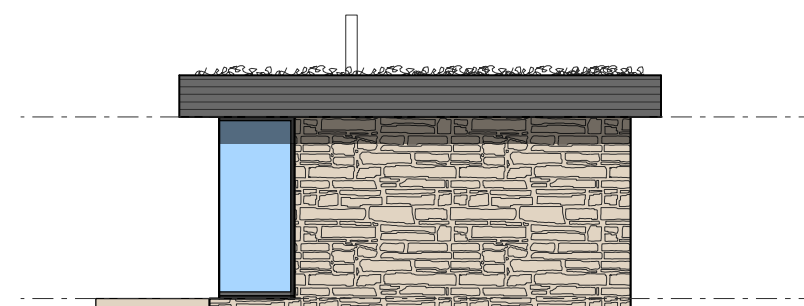
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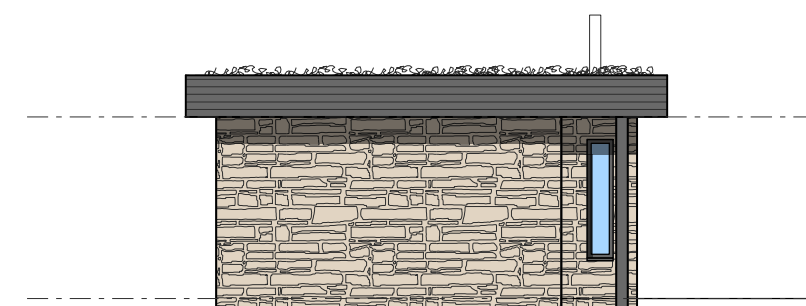
Proposed Floor Plan 1:50



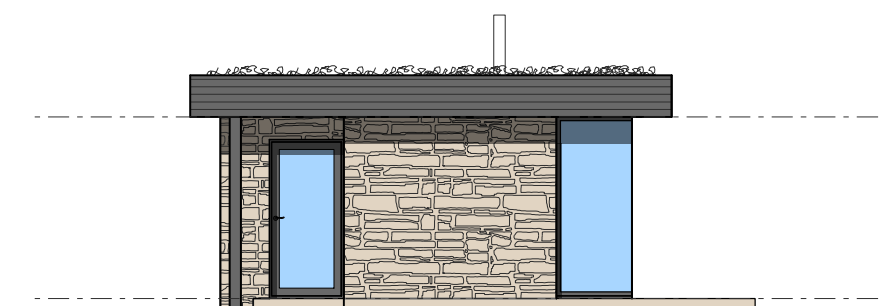
Proposed North Elevation
1:100



Proposed West Elevation
1:100



Proposed South Elevation
1:100



Proposed East Elevation
1:100

0 1 2 3 4 5

1:100

0 1 2 3 4 5

1:50

CLIENT	Mr N MacRitchie										
PROJECT	Proposed Garden Room to 21 Braid Hills Approach, Edinburgh										
DRAWING	Proposed Garden Room Plans										
STATUS	PLANNING										
DRAWN	AM	DATE	OCT 19	DRG NO	1130-PLGR-01	JOB	1130	REV	/	SCALE	1:100/ 50 @ A2
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Individual trees are shown with their trunk circumference in mm. Small trees are shown without the circumference value.



1	2019-05-06	Added text labelling for fence and gate	MMI	MMI	MMI
Rev	Rev. Date	Purpose of revision	Drawn/ Designed	Checked	Approved



Contractor

Project

Andrew Megginson Architecture
21 Braid Hills, Edinburgh
Topographic Survey

Date Surveyed: 6 May 2019

Designer Terra Surveys Ltd		Drawing status
Drawn/Designed by:	Checked by:	Approved by:
Initials: <i>MMI</i>	Initials: <i>MMI</i>	Initials: <i>TBA</i>
Scale: AS SHOWN @ A0		DO NOT SCALE

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