

Development Management Sub Committee

report returning to Committee - Wednesday 12 August 2020

**Application for Planning Permission 20/00619/FUL
at 553 - 555 Gorgie Road, Edinburgh, EH11 3LE.
Erection of mixed-use development comprising residential
flats, purpose-built student accommodation, associated car
parking, cycle parking, landscaping and infrastructure,
change of use of existing car showroom to class 1 and
class 2 uses (as amended).**

Item number

Report number

Wards

B07 - Sighthill/Gorgie

Recommendations

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

Background information

The application was considered by the Development Management Sub Committee on 12 August 2020.

The application was continued to allow clarification on the position of the objection from SEPA in relation to Flooding.

Main report

The application is recommended for approval subject to referral to Scottish Ministers following an objection from SEPA in relation to Flooding. The Flood Prevention Team within the Council are satisfied with the development and consider that the flood prevention measures are acceptable.

The application was continued to allow the Committee to consider the specific objection received from SEPA on the proposals. The SEPA consultation advises:

For the avoidance of doubt our position remains one of objection on grounds of flood risk however the reasoning behind that objection requires to be clarified. Arup is currently undertaking a hydrology and hydraulic modelling flood study of the Water of Leith. This will be the first detailed study through the city of Edinburgh since the completion of Phases 1 and 2 of the Water of Leith Flood Protection Scheme (WoLFPS). At the end of the study we are hoping to have a better understanding of the hydrology of the catchment and the standard of protection (SOP) provided by the built flood protection scheme. The SOP of a built scheme can differ from its original design specification.

The flood study commenced on 15 May 2019 and the catchment hydrology was programmed to be complete in December 2019 with consultation with SEPA at the end of January 2020. Arup contacted SEPA towards the end of January and confirmed that the hydrology study was nearing completion. On 27 March 2020 Arup gave us a presentation of the work they had been doing to date on the Water of Leith, but it was not until 22 April before we were provided with the design flow calculations undertaken by the consultant. We reviewed these and unfortunately, we were not entirely satisfied and provided feedback to the consultant. We are still waiting to hear back from Arup with hopefully design flows that we can agree to and refer to for current and future planning application consultations.

The application site is upstream of the WoLFPS i.e. not protected by the scheme. Our objection is on grounds of flood risk but not, as stated below, relating to the SOP for the WoLFPS, but to general uncertainties in relation to the hydrology of the catchment and design flows as described above.

The information submitted in support of the application in terms of flood risk is considered acceptable by the Council Flood Prevention Team.

It is recommended that the application is granted subject to the conditions and informatives proposed in the report to Committee of 12 August 2020. If Committee intends to grant planning permission the application requires to be referred to Scottish Ministers for their consideration.

Links

Policies and guidance for this application

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES10, LDES11, LEN09, LEN15, LEN16, LEN21, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LHOU08, LTRA02, LTRA03, LTRA04, LEN22, LEN03,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=Q5IB4DEWI2N00>

Or Council Papers online

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