

# Development Management Sub Committee

report returning to Committee - Wednesday 16 December 2020

## **Application for Planning Permission 20/01854/FUL at 23 - 27 Gylemuir Road, Edinburgh, EH12 7UB. Residential development comprising 126 units, associated landscaping, access and other ancillary works (as amended).**

**Item number**

**Report number**

**Wards**

B06 - Corstorphine/Murrayfield

### **Recommendations**

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

### **Background information**

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The application was continued at the meeting of the Development Management Sub-Committee on Wednesday 25th November 2020 to allow the applicant to resolve the issue of active travel to ensure public access and to resolve parking issues.

### **Main report**

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The applicant has considered the requirements of the Roads Authority consultation response with specific reference to the need for a Roads Construction Consent (RCC) application to ensure public access through the site. A number of options have been discussed with the Planning Authority. There a number of consequences from the desire to have the parking/ access area adopted as part of an RCC. These are as follows:

- Electric Car Charging - the applicant has confirmed that all of the spaces would be fitted out for electric car charging from the occupation of the development. The scheme was amended prior to the first consideration of the application by Committee to incorporate this change and to satisfy the requirements of Environmental Protection.

If the area was to become adopted, then the provision of the electric car charging would fall to the Council within the adopted highway. At this time there is no Council scheme to deliver this and the only requirement would be to ensure that there would be provision for ducting. The onsite operation of these electric car charging spaces from the occupation of the development would be lost.

- Sustainable Urban Drainage (SUDS) - the area for SUDS falls within the parking spaces. Again, this element of the proposal would require to be deleted as the Roads Authority would not adopt the SUDS system within the public highway. This has fundamental redesign issues for the scheme and has implications for the density of development that could be delivered on the site and substantial alteration to the open space areas within the central courtyard of the development.

The Planning Authority judgement is that the provision of a public access through this section of the site is supported however this does not have to be delivered through an RCC. The applicant has confirmed that there will be an adopted access through the central public access space. A condition can also be added to ensure that there is public access maintain in perpetuity through the parking courtyard on the east of the site.

The implications of the RCC would significantly alter the scheme through the loss of the electric charging points and the SUDS design.

The Roads Authority have reviewed the 3 options submitted by the applicant and have confirmed that they have no objections to the proposed inclusion of a condition which maintains access through the site on the shared surface.

It is therefore recommended that the application is granted subject to the conclusion of a legal agreement relating to infrastructure delivery and an additional condition which will ensure public access in perpetuity through the scheme along the eastern area of the site.

## Links

### **Policies and guidance for this application**

LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, LDES01, LDES05, LDES06, LDES07, LDES08, LDES11, LEN09, LEN12, LEN16, LEN21, LEN22, LDEL01, NSG, NSGD02,

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

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=Q9NDR5EW09Z00>

Or Council Papers online

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Sonia Macdonald, Planning Officer

E-mail:sonia.macdonald@edinburgh.gov.uk

