

Development Management Sub Committee

Wednesday 26 January 2022

Report for forthcoming application by

Wallace Land Investment and Management Ltd for Proposal of Application Notice.

21/06302/PAN

at Land 292 Metres West Of , 10 Gilmerton Station Road, Edinburgh.

Residential development, access, landscaping, engineering and associated works.

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a Residential development including access, landscaping, engineering and associated works at land 292 metres west of 10 Gilmerton Station Road, Edinburgh.

In accordance with the Town and Country Planning Act 1997, as amended, the applicant submitted a Proposal of Application Notice (21/06302/PAN) on 29 November 2021.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is currently undeveloped greenfield land within the south-east of Edinburgh and is approximately 7.7 hectares in area. It is bounded to the west by Lasswade Road and to the south by Gilmerton Station Road. To the north of the site is an ongoing residential development and on the opposite side of Lasswade Road is agricultural land. The land to the east is currently undeveloped, although planning permission in principle has been granted for housing development on it as part of Gilmerton Station Road (LDP Proposal HSG 24).

2.2 Site History

19 December 2017 - Planning permission in principle granted on the site for residential development with associated infrastructure, landscaping and engineering works (application reference: 16/03895/PPP).

14 March 2019 - Approval of an Application for Matters Specified in Conditions 1 and 2 of Planning Permission 16/03895/PPP for 335 residential units with associated infrastructure, landscaping and engineering works (application reference: 18/02540/AMC).

Main report

3.1 Description of the Proposal

Proposed residential development including access, landscaping, engineering and associated works.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable.

The site is identified as being within the urban area in the Edinburgh Local Development Plan (LDP). Within the urban area, Policy Hou 1 gives priority to the delivery of the housing land supply and relevant infrastructure on suitable sites, provided proposals are compatible with other policies in the plan.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

b) the design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The applicant will be required to comply with all relevant design policies within the LDP as well as non-statutory guidance where applicable (e.g. Edinburgh Design Guidance).

A Design and Access Statement will be required to support the application.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regards to transport policies in the LDP and Edinburgh Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. In addition, the cumulative transport impacts of this proposal alongside other proposals in the area will require to be assessed.

Pedestrian permeability and connectivity through the site and beyond will be key considerations. The applicant will be required to provide transport information including a travel plan and will need to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted (this list is not exhaustive):

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Assessment, including contextual views and visibility analysis;
- Air Quality Impact Assessment;
- Archaeological Desk-Based Assessment and Evaluation Data;
- Ecological Habitat Survey;
- Flood Risk Assessment and Drainage Strategy, including surface water management plan;
- Noise Impact Assessment and
- Site Investigation Report.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice outlined arrangements for a formal public event, involving an online exhibition with a live chat public participation facility to be held on 27 January 2022 between 15:30 and 19:00.

A Public Notice advertising the event will be displayed in the Edinburgh Evening News on 20 January 2022.

It is anticipated that a website will be launched approximately 1 week in advance of the public event on which information about the emerging proposals will be available to review, together with a feedback form.

A copy of the PAN has been sent to all relevant parties on 26 November 2021 including: Gilmerton/Inch Community Council and local ward councillors.

Background reading/external references

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

David Givan

Chief Planning Officer

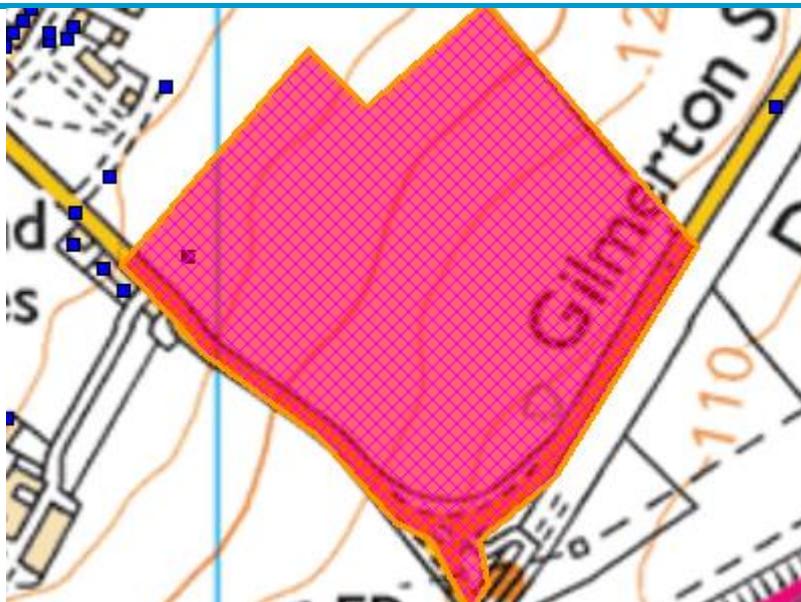
PLACE

The City of Edinburgh Council

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Location Plan



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