

# Development Management Sub-Committee Report

**Friday 17 March 2023**

**Application for Planning Permission  
36 - 44 Westfield Road, Edinburgh, EH11 2QB**

**Proposal: Demolition of existing office and erection of student accommodation including communal amenity space, conversion of existing cottages to energy centre and associated landscaping, car parking, cycle parking and ancillary facilities (as amended).**

**Item – Committee Decision  
Application Number – 22/02539/FUL  
Ward – B07 - Sighthill/Gorgie**

## **Reasons for Referral to Committee**

The application is referred to the Development Management Sub-Committee as 101 objections and 2 support comments to the proposals have been made. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub-Committee.

## **Recommendation**

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

## **Summary**

The proposal will make a positive contribution to the City's accommodation provision for those undertaking further and higher education and it is acceptable at this location. The development plan encourages well-designed, compact urban growth that is sustainable and allows for 20-minute neighbourhood principles to be delivered. The proposal is compatible with these principles, as well as policy priorities that include sustainability in terms of transport and materials use, climate change mitigation and adaptation, and development on brownfield land. Landscape proposals include good blue-green features such as above ground drainage, and a mixture of planting to provide habitat creation which will create a positive setting at the site's frontage.

Subject to recommended conditions and an appropriate legal agreement for a contribution towards the Edinburgh Tram, the proposal is acceptable and complies with National Planning Framework 4 and the aims of the 2016 Edinburgh Local Development Plan, as well as the Council's non-statutory guidance for student housing and the Edinburgh Design Guidance. There are no material considerations that outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

The application site is located west of the city centre at Westfield Road. The site is currently occupied by vacant office buildings which are two storey and face Westfield Road. Two residential cottages with associated outbuildings are located in the southern part of the site. Vehicular and pedestrian access is taken from Westfield Road. An area of parking and hard standing is located to the rear of the existing office buildings at the site.

The site is bounded to the north by an existing railway line and its associated embankment which includes a line of trees and vegetation. The embankment marks a noticeable difference in land levels at this location. A three-storey office and industrial warehouse building is located immediately to the south of the site. An area of hard standing associated with neighbouring buildings is located to the west of the site beyond which lies the Water of Leith approximately 250 metres away. Westfield Road and the existing pavement forms the eastern boundary. Other features in the area include a large supermarket with associated petrol station, a railway bridge crossing over Westfield Road and various business, industry and retail land uses.

Part of the site is affected by the Health and Safety Executive (HSE) Consultation Zone to the east due to the presence of the McFarlane Smith site across Westfield Road.

### **Description of the Proposal**

#### Scheme 2

The applicant proposes the demolition of existing office and erection of student accommodation including communal amenity space, conversion of existing cottages to energy centre and associated landscaping, car parking, cycle parking and ancillary facilities.

#### *Accommodation*

The student accommodation provides 289 rooms in total. Accommodation is comprised of 4, 5, 6, 7, and 8 bedroom clusters, 14 accessible studio rooms, and a further 16 studio rooms. Accessible rooms are located beside lift locations, where located at upper levels. Cluster rooms measure approximately, 13.5 sqm., studios measure approximately 18.5 sqm, and accessible studios measure approximately 24.5 sqm. At the ground floor, ancillary facilities include a gym area (45 sqm.), communal lounge (195 sqm.) and laundry room (45 sqm.). Other ancillary functions at the ground level of the building include a bin store for different refuse streams, a lobby and office area, a parcel storage room, bicycle storage, and plant.

### *Building design*

The new building will reach eight storeys in height at its highest point, taking a stepped approach with storeys increasing in height at the sixth, seventh and eighth stories. The tallest elements are set-back from Westfield Road and the railway line to the north of the site. Proposed materials include a mixture of brick and glazing, glass re-enforced concrete, aligned vertical windows with perforated metal screen, and metal cladding to the top floor(s). Proposed glazing at all elevations is to be of a standard to ensure appropriate noise and ventilation standards are in place. The flat roof levels include green roofs which would be planted with a mixture of seeds tailored for local pollinators. The top floor roof level would provide space for solar panels. Flat roof areas are accessible only for maintenance.

### *Landscape design*

The proposal includes an area of blue-green landscape at its interface with Westfield Road incorporating a swale, SUDS, landscape planting and a pergola feature. A planting scheme including plants tailored to wet soil, seasonal shrubs and meadow seeding mix is proposed in this space. The landscaping scheme includes two main spaces including an arrival space at the front elevation, and a further amenity courtyard space providing a more secluded external amenity for future residents to the rear of the building. Hard landscape features include four different types of paving, two different types of precast concrete kerbs, and at the site's frontage two areas of grasscrete for car parking and around the existing cottage. A variety of street furniture is proposed comprising of bench seating, balance balls, balancing slackline, and stepping stones within the SUDS area.

Hedge removal is proposed at the northern site boundary and interface with the railway embankment, and tree protection measures are proposed for trees north of the site boundary. Tree planting at the site is proposed in the form of 46 new trees including common whitebeam, Antarctic beech, white oak, and apple. Mixed hedge planting features to the north of the site and includes species such as field maple and common holly.

Boundary types include 1.1 metre-high steel fencing at the site's frontage to Westfield Road, flat mesh panel security fencing at the site's southern boundary measuring two metres in height, and a retaining wall to the north of the site at its interface with the adjacent railway embankment.

### *Access and parking*

The proposal is to be accessed from Westfield Road, with a main entrance for pedestrians, active travel, vehicles and servicing. A secondary access path is located to the north eastern corner of the site where it interfaces with Westfield Road. Bicycle parking is included in the main building at the ground floor level and in an external store to the rear of the building. In total, 289 bicycle parking spaces are proposed. These are comprised of 116 two tier racks with standard storage below, 115 single tier racks, and an area capable of storing 58 non-standard bicycles. The internal bicycle store at the ground floor of the building can be accessed through the main corridor or to the rear of the building via an access path. The external store will be accessed from the communal courtyard. No visitor cycle parking is included.

Two disabled car parking spaces are provided near the front of the building, and these are to be fitted with charging points for electric vehicles. No other car parking is proposed.

The bicycle store structure to the building's rear includes an adjacent small bin store and plant at the upper level which will be screened. This external structure is to be timber clad, with access doors opening to the communal courtyard space.

### *Sustainability*

The applicant proposes sustainable energy generation at the development in the form of air source heat pumps for domestic hot water, and photovoltaic panels at roof level. The existing cottage within the application site is to be retained and re-purposed to house plant and a sub-station. No amendments to the built form of the cottage are proposed, with the exception of removing a shed structure protruding from its northern elevation which is a later addition.

### Scheme 1

During the assessment of the application the applicant reduced the red line boundary, pulling-in the red line at the site's southwest corner to follow the building line of the existing cottages within the site boundary. A further amendment was made to the floorplan and roof design of the top floor, with a set-back design introduced and a corresponding change to the floor plan from 16 cluster flats to 16 studios at this level.

### **Supporting Information**

- Pre application consultation (PAC) report;
- Design and Access Statement;
- Planning Statement;
- Planning Statement update inclusive of NPF 4;
- Key view assessment information;
- Landscape strategy, plans, and planting scheme;
- Flood Risk Assessment and Surface Water Management Plan (SWMP);
- Drainage planning note;
- Geo-technical and Geo-environmental desk study;
- Air quality assessment;
- Noise impact assessment;
- Archaeology desk based assessment;
- Daylighting Study;
- Transport Statement;
- Sustainability Statement and S1 form;
- Preliminary ecology survey and bat survey.

## **Relevant Site History**

21/06684/PAN

36 - 44 Westfield Road

Edinburgh

EH11 2QB

Student accommodation (up to 303 bedrooms) including communal amenity space and allotments /green space along with ancillary facilities.

Pre-application Consultation approved.

10 January 2022

## **Other Relevant Site History**

10 May 1991 - Planning permission was granted for 'change of use from garage and workshops to offices' at 44 Westfield Road (application reference 91/01107/FUL).

23 September 1996 - Planning permission was refused for 'change of use from vehicle showroom / workshop to class 2 office use' at 44 Westfield Road (application reference 96/02310/FUL).

23 March 1998 - Planning permission was granted to 'demolish existing house to form car park for adjacent car showroom' at 40A Westfield Road (application reference 98/00809/FUL).

25 October 2004 - Planning permission was granted for 'change of use from car showroom to office' at 44 Westfield Road (application reference 04/03925/FUL).

26 January 2015 - Planning permission was granted for 'Change of use from vacant land to car park to form an extension to existing car park' on land north of 44 Westfield Road (application reference 15/00264/FUL).

08 January 2016 - An application for planning permission in principle was withdrawn for the proposed 'erection of hotel comprising a rough volume massing of 6 floors above a single storey base which will be the optimal scale for the complex and which relates to land in single ownership' at 44 Westfield Road (application reference 16/00073/PPP).

## **Pre-Application process**

Pre-application discussions took place on this application.

## **Consultation Engagement**

Roads Authority

Police Scotland

Gorgie Dalry Community Council

Archaeology Service

Environmental Protection Service

Flood Planning Service

Scottish Water

Refer to Appendix 1 for a summary of the consultation response.

## Publicity and Public Engagement

**Date of Neighbour Notification:** 30 November 2022

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** 10 June 2022

**Site Notices Date(s):** Not Applicable

**Number of Contributors:** 103

## Section B - Assessment

### Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations and
- any other identified material considerations.

### Assessment

To address these determining issues, it needs to be considered whether:

#### a) The proposals comply with the development plan?

National Planning Framework 4 (NPF 4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF 4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF 4.

The relevant NPF 4 and LDP policies to be considered are:

- NPF 4 Sustainable Places policies 1, 2, 3, 4, 9, 12, 13.
- NPF 4 Liveable Places policies 14, 15, 16, 18, 19, 20, 22, 23.
- LDP Delivering the Strategy policy Del 1.
- LDP Design Principles for New Development policies Des 1, Des 3, Des 4, Des 5, Des 7, Des 8, Des 11.
- LDP Caring for the Environment policies Env 12, Env 21, Env 22.
- Employment and Economic Development policy Emp 9.
- LDP Housing and Community Facilities policies Hou1, Hou 8.
- LDP Transport policies Tra 2, Tra 3 and Tra 4.
- LDP Resources and Services policy RS 6.

The Scottish Government's Planning Minister and Chief Planning Officer wrote to stakeholders on 03 February 2023 in a letter that sets out guidance on the interpretation of NPF 4 policies 1, 2, 3, 16, 23 and 27(d) and this guidance is a material consideration where applicable to development proposals.

The 'Edinburgh Design Guidance' is a material consideration that is relevant in the consideration of several LDP housing, design, shopping and leisure and transport policies.

The Council's Non-Statutory Student Housing Guidance is a material consideration and expands on the interpretation and requirements of LDP policy Hou 8.

#### Acceptability of the development in principle

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF 4 and its weight must be considered when considering the proposal in the context of the development plan and material considerations.

Policy 16 of NPF 4, in criterion c, lends support to development proposals for new homes that improve affordability and choice, by being adaptable to changing and diverse needs, and which address identified gaps in provision. Housing types for homes for people undertaking further and higher education are one of the categories of homes which are supported, subject to compliance with other categories of NPF 4.

The applicant's supporting planning statement highlights demand for student accommodation in Edinburgh due to the presence of five higher education institutions. A ten-year trend of growth of full-time students, an increase of 24%, is set out in the planning statement and the applicant is of the view that this shows there is a requirement in Edinburgh for purpose-built student accommodation in response to the growing full-time student population.

Policy 14 of NPF 4 requires development proposals to improve the quality of an area regardless of scale. The site is within the urban area, is previously developed with a vacant office and existing cottage building, it is in close proximity local retail and other services, as well as public transport links. The proposal would improve local placemaking by bringing this site back in to use.

Policy 9 of NPF 4 aims to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Outcomes should maximise use of existing assets, minimise land take, contribute to nature recovery and productive green space, and regenerate to improve well-being and transform places. The proposal would bring a vacant office site back in to use, as the existing office has been vacant since 2016. The presence of the health and safety consultation zone at this site means any proposal that would include a place of residence, must be located outwith the site's frontage where the existing office is currently positioned. The demolition of the existing office facilitates the proposed landscape and blue-green infrastructure at the site's frontage, whilst the remainder of the brownfield site would be productively used to deliver accommodation for those studying in higher education. Retention and re-use of the cottage building is consistent with the policy. Whilst criterion d) of the policy notes that demolition will be the least preferred option, the proposal complies with Criterion a) and retains one of the existing buildings. The cottage building was occupied at the time the application was submitted and this existing residential use would be lost, however the loss of existing residential use is not protected in NPF 4 or the Edinburgh LDP. Public comments object to the loss of a residential use at the cottages and the end of the current occupant's tenancy, however this is a private matter outwith the control of planning legislation.

On balance the proposal complies with the overall policy objective to support sustainable re-use of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. The proposal complies with the intentions of NPF 4 policy 9.

### **Housing land and student accommodation**

Within the urban area, LDP Policy Hou 1 part d) gives priority to the delivery of housing land supply and the relevant infrastructure on suitable sites in the urban area provided proposals are compatible with other policies in the plan. The site is not included in the LDP housing land supply study, and previous appeal decisions have made clear there is no obligation to consider all potential development sites in the urban area for windfall housing land supply before being considered for other uses. The proposal for residential student flats at this site complies in principle with the requirements of Hou 1 (subject to other policy considerations, notably policy Hou 8).

LDP Policy Hou 8 has two requirements for assessing student accommodation. Part a) specifies that proposals must be in a suitable location in relation to university and college facilities, and be well connected by means of walking, cycling or public transport. Part b) states that development must not lead to an excessive concentration of student accommodation or transient population in the locality to an extent that would adversely affect the area and its established residential amenity or character.

### **Location of student housing**

With reference to Hou 8 part a), Westfield Road has a number of high frequency bus services (Lothian Bus routes 22, 30, X28, X27) which have stops approximately 30 metres from the proposal, and the site is located 400 metres away from the tram network (Murrayfield Stadium stop). The proposed site is within a 30-minute bus or cycle journey to Edinburgh Napier University, The University of Edinburgh, and Heriot Watt University and all of the universities can be accessed by walking routes.



Although the site is not within or immediately adjacent to a main campus the site is within an appropriate and accessible location to access universities.

### **Concentration of student population**

Criterion b) of policy Hou 8 seeks to limit the concentration of student accommodation where it would have an adverse impact on the maintenance of balanced communities, or to the established character and residential amenity of the locality. The Council's Student Housing Guidance clarifies that where the student population is dominant, exceeding 50% of the population, there will be a greater potential imbalance within the community.

While there is no definition of what constitutes an area for the purposes of calculating student population, the data zones from the 2011 census area provide a reasonable basis for determining this, however as these data zones are tightly drawn, considering them in isolation does not give an accurate reflection of the population demographic within the local area. The Council has typically used the data zones that fall within an 800m radius, an approximate 10-minute walk from the application site. Using this method considers a wider catchment and provides a more accurate representation of the local population.

The nearest student operational student accommodation in the area is located at 24 Westfield Road with a capacity for 394 students, with the other operational developments located at The Mill House, Napier University Student Accommodation at Slateford Road which has capacity for 256 students. An application for student accommodation at the former Tynecastle High School for 468 student beds was recently granted on appeal (PPA-230-2393).

The census data for 2011 shows that the population for the local area was 9,947 people, and this consisted of 1271 students. In 2011 the student population in this area was 13%. When the census data is adjusted to include population figures inclusive of consented development in the area up to the year 2021, the population in the local area was 12,154 which consisted of 2210 students, or 18%. The addition of a further 289 students to the local area as a result of the development proposal would bring student numbers to 2499, or 21%. This proportion would not lead to an over-concentrated student population in the area and satisfies part b) of the policy.

The Tynecastle High School appeal decision would increase the local student population to 2967, representing a student population of 24%. This would still not lead to an unacceptable level of student accommodation.

Gorgie Dalry Community Council (GDCC) submitted calculations for levels of student concentration using the Community Council boundary area and contend that the level of student concentration would reach 29% for the GDCC area, and up to 45% of the 'Gorgie West - 03' census data zone. This would still be below the 50% threshold outlined in the Council's guidance.

In relation to recent appeal decisions, notably the nearby Tynecastle High School appeal, Scottish Ministers have accepted as appropriate the methodology used by the Council to calculate concentration levels and establish locality when considering proposals for student accommodation. In this context, the proposal would comply with policy and guidance requirements for student concentration levels.

The proposal complies with parts a) and b) of LDP policy Hou 8.

### **Student Housing Guidance**

The Council's non-statutory student housing guidance recognises the value of higher education to the city and sets out the locational and design guidance to be applied for student housing. Part a) accepts student housing in locations within or sharing a boundary with a main university. This clause does not apply to the application site. Part b) states that outwith criteria a), student housing will generally be supported on sites with less than 0.25ha of developable area. The proposal has a developable area of 0.22ha and is supported by this part of the guidance. Criterion c) of the guidance requires sites with a developable area of over 0.25 hectares to include 50% of the gross student accommodation floor area as residential housing. This clause does not apply as the developable site area is below the threshold. Criterion d) of the guidance states that student accommodation should comprise a mixture of accommodation types including clusters. The application accords with this requirement. The guidance also prefers new developments to include a mix of accommodation, and in response the proposal includes a mixture of cluster and studio rooms which is acceptable. Finally, the guidance discourages large mono-use developments on sites above 0.25 hectares; in this case the developable area falls below the threshold.

The proposal complies with the Council's guidance for student housing.

### **Employment land**

LDP Policy Emp 9 (Employment Sites and Premises) supports the redevelopment of premises in the urban area for uses other than business provided that the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use and the proposal will contribute to the comprehensive regeneration and improvement of the wider areas. As the site area falls under one hectare, there is no requirement for replacement business spaces to be provided. Nonetheless there will be a small element of employment uses maintained by way of the running and maintenance of the student housing block.

The proposal complies with LDP policy Emp 9.

### **Principle conclusion**

The proposal is acceptable in principle with reference to NPF policies 9, 14 and 16 as well as LDP objectives set out in policies Hou1, Hou 8, Emp 9 and Council guidance for student accommodation. Further policy considerations are addressed below in relation to other policy themes.

### **Climate change, biodiversity, and sustainability**

Policies 1, 2 and 3 of NPF 4 refer to climate change, mitigation, adaptation and biodiversity matters. Linked to these policies is NPF 4 policy 20, which concerns blue and green infrastructure. LDP policies, noted below within the assessment text, also address these policy themes.

## **Drainage**

The landscape and drainage proposals would bring-in to use the site's frontage to include a multi-functional landscaped SUDS area, with planting and hard landscape features contributing to both biodiversity and the streetscape. Green roofs will add further areas of planting with seed mixes for pollinators proposed. Landscape planting includes fruit trees and bushes, which will create seasonal interest while supporting local wildlife. Above ground water attenuation is proposed within the site's landscaped area before it would discharge to the combined sewer in Westfield Road. The supporting Flood Risk Assessment confirms a 40% allowance for increased surface water due to climate change in a 1 in 200-year event is proposed, and the Council's Flood Planning service confirms in comments that it is satisfied with the proposed drainage strategy. The proposal causes no flood risk to the surrounding area, and Scottish Water comments offer no objection to the proposal. In addition to the above noted NPF 4 policies, the proposal complies with NPF policy 22 and LDP policies Env 21 (Flood Protection) and RS 6 (Water Supply and Drainage) which all seek to ensure sustainable water management and flood risk measures are in place for new development.

## **Biodiversity**

A supporting ecology and bat survey was submitted and confirms no protected species are present at the application site. A low number of bats were recorded along the adjacent railway corridor, most likely for foraging purposes. Existing habitat is described as being mostly hard landscaping with a small area of amenity grassland, a small area of dense scrub and a single line of cypress hedge.

The applicant proposes to remove the isolated cypress hedge at the north of the site. These are described in the ecology survey as being of negligible ecological value by species or extent, and they lack good trunk size and lack good flight paths in and out for bats despite offering some potential for nesting birds. Mitigation tree planting as part of the landscaping scheme for the proposal is noted to include an improved mixture of species to support biodiversity and habitat creation. The ecology report notes that the proposed mixture of planting will attract pollinator species, like butterflies, moths, bees, and in turn will provide a forage resource for birds and bats. Green roofs with a diverse mix of seeding are also noted to create new habitat encouraging invertebrates and bird and bat species.

In addition to supporting the proposed landscape scheme, the applicant's supporting ecology survey makes a number of recommendations, and these are not included in the proposal. Recommendations include the provision of bat boxes due to the proximity of foraging bats, bird boxes including for swift, addition of invertebrate boxes where possible, and fence designs that allow the movement of hedgehogs. It is recommended that these details can be secured by condition to ensure the recommendations of the ecology assessment are included at the development.

Whilst the loss of cypress hedge and an area of scrub represents tree and habitat loss which is not supported by LDP policy Env 12 (Trees), the replacement tree planting, combined with an enhanced landscape environment for biodiversity at the site is a good design solution at this application site and the proposal complies with the objectives of NPF 4 policy 3 and LDP policy Env 16 (Species Protection).

## **Energy and sustainability**

NPF 4 policy 19 in criterion f) supports development proposals that will be occupied by people where they are designed to promote sustainable temperature management by use of passive solutions and materials. Policy 11 a) iv of NPF 4 also supports development proposal for all forms of renewable technologies at a small scale. The proposal includes an energy centre, substation, photovoltaic panels, and air source heat pumps. The supporting sustainability information and air quality assessment note that passive gain has been designed-in to the proposal where feasible, the use of sustainable materials, inclusion of sustainable energy generation and water heating, and the sustainable location of the site within the urban area will contribute to an energy efficient building and development. Other features such as use of low energy LED lighting, heat recovery on ventilation systems will contribute to sustainable energy use at the proposal. The proposal complies with the aims of NPF 4 and will be subject to detailed building design methods will be subject to Scottish Building Standards.

## **Zero waste**

NPF 4 policy 12 aims for the reduction and reuse of materials in construction, with a view to supporting the circular economy. The proposal will include waste management facilities with refuse stores at the ground floor and in an external store, and these will be capable of providing bins for future residents for mixed, food and glass recycling. Waste collection would be privately managed for a development of this type, however swept path plans show collection would be possible for refuse vehicles. This policy lends further support to development proposals where they re-use buildings and infrastructure, minimise demolition and salvage materials for re-use, minimise waste, use materials with low embodied emissions, and use materials that are suitable for re-use. The supporting sustainability information for this proposal notes that despite an element of demolition there will be some re-use of existing buildings on the site, and proposed materials will have high recycled-content to minimise the use of virgin material. For example, aluminium, glass, plasterboard, metal studwork, insulation, and sheet floor covering will all include recycled material ranging from 30% to 95%. Those materials are also capable of being recycled in future, for example aluminium and glass. The proposal is consistent with the waste hierarchy and complies with NPF policy 12.

The proposal includes a range of design features in respect of climate change, biodiversity and sustainability and complies with the development plan in this regard.

## **Transport**

The Council's Parking Standards allow for a zero-parking approach for student accommodation where justified. With reference to vehicles, the proposal includes two accessible car parking spaces which would both be capable of accommodating electric vehicles. No other car parking is proposed. This approach complies with the aims of both NPF 4 and the Council's aims to reduce car journeys, and the Roads Authority is satisfied with the level of proposed car parking.

Two hundred and eighty-nine bicycle parking spaces are proposed. The location, design and variety of bicycles that can be accommodated comply with the Council's parking standards and cycle parking fact sheet C7. Guidance requires that no more than 80% of cycle parking spaces should be of one type and the applicant complies with this part of the guidance as the proposal includes 116 two-tier racks with standard storage below, 115 single tier racks, and an area capable of storing 58 non-standard bicycles. Cycle spaces will be secure and easily accessible to students, with access to/from Westfield Road at the site's frontage to allow access to the road and path network in the City. No visitor parking is proposed which is required by cycle parking fact sheet C7, and it is recommended these details be secured by condition to allow full compliance with Council guidance.

A swept-path analysis has demonstrated that the proposed development can be safely accessed and serviced by a refuse vehicle via the main site access from Westfield Road.

The proposal accords with LDP policies Tra 2 Private Car Parking and Tra 3 Private Cycle Parking and the Council's parking standards. The transport aspects of the proposal comply with the aims of NPF policy 13 which supports development that promotes and facilitates sustainable travel to prioritise walking, wheeling, cycling and public transport for everyday travel. The proposal allows for reduced car dependency and is also consistent with NPF 4 Policy 15 which supports developments that contribute to local living, including 20-minute neighbourhoods.

### Design and liveable places

Policies 14, 15 and 16 of NPF 4 support development that delivers quality places, spaces and environments that can further contribute to achieving 20-minute neighbourhood principles. The delivery of good quality homes in the right location is also supported. LDP policies Des 1 to Des 8 also sets out requirements for new development in the City, and require proposals to be based on an overall design concept which takes influence from positive characteristics of the surrounding area to deliver high quality design.

### **Liveable places**

The proposal demonstrates a variety of the NPF 4 six qualities for successful places which are outlined in NPF 4 policy 14. For example, the application site is close to local amenities in the Westfield Road, Gorgie and Roseburn areas to allow sustainable living, the proposal facilitates active travel and is well-located for public transport to other parts of the City without the need to use a car, and it introduces a distinctive building at a vacant site. With reference to safety, the proposal will be managed by the applicant and entrances to and from the site would be well-overlooked from the public footway and road. It is conceivable that the proposal could be adaptable in future to accommodate a different use if necessary, however specific alternative uses are not identified by the applicant in the submission. With reference to distinctive design, this matter is considered further below within this report.

Community Council comments raise concern over the safety of students, particularly women, who may choose to use surrounding path network along Water of Leith, Roseburn, Gorgie (through Westfield Road) and down Westfield Road as they can be 'dark, lonely, quiet at night, not overlooked, lack suitable and well-maintained pavements, contain narrow pinch points and require long waits at crossings on a fast and busy road'. The Community Council requests developer contributions to improve the standard of these routes. This matter is not within the applicant's control; however, the site is in the urban area with direct access to public paths, lit footways, public transport options, and surrounding buildings and a safe environment exists for future residents. Any request for contributions to improve the adopted path network in this area would not be consistent with Planning Circular 4/1998 which establishes the tests for use of conditions in planning permissions. Police Scotland's Architectural Liaison Officer raises no objection or concerns in relation to safety in comments.

### **Design considerations**

In the surrounding area there are a mixture of building forms and a wide range of heights with no prevailing height in this part of the City. The area's-built pattern shows surrounding buildings are set back from the main road and located along the railway alignment, in many cases with strong gable features evident.

Due to the presence of a Health and Safety consultation zone, it is not possible to build any new development that would provide living accommodation or a space where people can congregate at the site's frontage. The consequence of this site constraint means the proposal must be set-back from Westfield Road. In this context, the set-back position of the building at the application site is acceptable and allows for a well-designed multi-functional landscape frontage to the street. The Health and Safety Executive offers no objection to the proposal's layout as it avoids the consultation zone. With reference to height, the proposal's set-back top floor is one storey higher than immediate surrounding buildings, such as other student accommodation approved at Westfield Road, and residential flats located at Westfield Avenue, although it would be similar in height to nearby flatted development at Westfield Court which is eight storeys. Whilst the proposal will introduce a significant building on the site, the approach to site layout, combined with the use of materials to articulate the storeys is successful in reducing the overall massing of the building. The proposal's massing, form and position on the application site is appropriate and will contribute to local placemaking.

LDP policy Des 11 (Tall Buildings) states that development which rises above the prevailing building height will only be granted in specific circumstances. Criterion a) states that where a landmark is to be created it should enhance the surrounding townscape and be justified by the proposed use. Criterion b) requires the proposal's scale to be appropriate in its context, while criterion c) supports proposals that have no adverse impact on important views of landmark buildings, the historic skyline, or landscape features and setting. The proposal would not be of a scale that creates a landmark in the City, however its design is appropriate in the context of the local townscape and introduces a new use to a vacant site. A supporting analysis of protected view W06C from (Carrick Knowe to Castle) shows no adverse effect on views to the Castle or Castle Rock, while further analysis of protected view S2f (Blackford Hill Crest to Corstorphine) show that while the proposal will be visible, it will comfortably sit in the middle ground at a similar level to Westfield Court and more contemporary apartments on Westfield Avenue.

In a local context, sections and visualisations show how the proposal would sit within the local landscape and the proposal would make a positive contribution to the local area which has experienced gradual change in recent years.

Materials and boundary treatments for the proposal show a clear design concept for the building, with a ground floor and mid-level floors material palette including a mixture of glazing and brick deployed to varying degrees, and upper levels see the introduction of green roofs with glazing and cladding at set-back levels. Product specifications are not identified in elevations at this time and a condition is recommended to secure details of all materials. The HSE consultation zone prevents the normal establishment of a street frontage to Westfield Road, in this respect, the use of the area for above ground SUDS is positive in providing both a functional use, that also provides for amenity and biodiversity, without necessarily creating a space in which people would congregate. A low, 1.1 metre metal balustrade would run along the landscape frontage to provide a legible boundary treatment that allows for natural surveillance and pedestrian safety along Westfield Road. The inclusion of a pergola frame up to two metres in height at the site's frontage brings further interest to the streetscape. A proposed two-metre boundary security fence is acceptable at the site's interface with neighbouring land to the south, whilst a retaining wall is proposed with part of the railway interface. Details of the retaining wall are recommended to be secured by the attached condition as these were not available until further analysis is undertaken.

The proposal introduces a well-designed and distinctive proposal that accords with NPF 4 policy 14 and LDP policies Des 1 (Design Quality and Context), Des 3 (Incorporating and Enhancing Existing and Potential Features), Des 4 (Development Design - Impact on Setting), Des 7 (Layout Design), Des 8 (Public Realm and Landscape Design), and Des 11.

## **Amenity**

Policy 23 of NPF 4 supports development that will have positive effects on human health and protect people and places from environmental harm. Policy Des 5 (Development Design - Amenity) sets out further policy requirements for new development to achieve a good standard of amenity for new development and to protect sensitive neighbouring land uses.

The proposal is over 160 metres from the nearest residential property and would not adversely affect neighbouring amenity in terms of noise, air quality, daylight, sunlight, privacy or immediate outlook.

For future residents, the proposal provides a suitable level of external amenity space with play equipment such as a slackline rack, steppingstones, and balance balls, as well as internal common areas which include a gym room. There are no minimum room size standards for student accommodation in the Edinburgh Design Guidance (EDG), however the proposed sizes are in line with other student accommodation developments in the city. The applicant submitted assessments with regard to noise impact, and daylight and sunlight. Due to the proximity of the proposal to the railway and Westfield Road which are both noise sources, the applicant proposes a combination of acoustic glazing and trickle vents for all habitable rooms. Windows could be opened should occupants wish at quieter times of the day when noise is reduced from sources. Environmental Protection is satisfied with this approach, and a condition is recommended to ensure the required mitigation is implemented.

The ground floor of the proposal includes a gym for use of students only, and plant rooms for the building. Environmental Protection also note in comments that further details of wall, floor, and ceiling specifications should be provided to ensure appropriate amenity in terms of noise is achieved for adjacent and upstairs bedrooms to these ground floor uses. A further condition is attached and recommended to secure this information.

With reference to daylight to rooms, the applicant's daylight assessment opts to use a 'climate-based daylight model' (CBDMM) rather than the vertical sky component or average daylight factor as set out in the EDG. The methodology that has been used is referenced in the Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Third Edition - BR 209 ('2022 BRE Guidelines') and is appropriate to inform the assessment of this proposal.

The assessment reviews the proposal against BRE recommended levels of illuminance for bedrooms, living rooms and kitchen areas; in this case of this proposal bedrooms and common rooms are assessed. Of the 336 rooms assessed, 320 (95.2%) would meet minimum targets specified in BRE. Sixteen rooms (4.8%) would not comply with the standards. Of the 16 rooms that fall below the target criteria, three are communal rooms located on the ground floor, with the remaining 13 study/bedrooms located between the ground and 7th floor. Of these 13 affected bedrooms, six are located between the ground and third floors which face the railway embankment where it is difficult to overcome the difference in site levels. The other seven are at corners of the building where window aperture reduces the penetration of light into rooms. In all of the 13 cases, the front portion of these rooms where desks are to be located will receive good light levels in most cases, with the rear of the rooms where beds are located receiving less light. These rooms will have access to communal areas and common areas and external areas to compensate for the lower levels of light.

Future residents are provided with good quality accommodation overall despite a deviation from daylighting standards to low number of bedrooms. In respect of amenity the proposal provides an acceptable standard in the context of LDP policy Des 5, NPF 4 policy aspirations for liveable places and health and safety, and the EDG.

### **Ground conditions**

Due to the previously developed nature of the site, a condition is attached requiring a site contamination investigation to be carried out and any necessary mitigation measures to be put in place in the interests of future occupiers of the development, as recommended by Environmental Protection.

### **Built heritage and archaeology**

National Planning Framework 4 Policy 7 intends to protect the historic environment, and criterion o) states that non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. The applicant submitted a desk-based archaeology assessment in support of the proposal. There are no listed buildings that would be affected by the proposal, nor are there identified heritage assets at the site although it is noted that evidence of activity pre-dating the post medieval period may be limited by the lack of previous opportunities for investigations in this urban area.



In consultation comments, the City's Archaeological service supports the retention and repurposing of the cottage building at the site and recommends that a historic building survey be carried out prior to and during development to provide a record of this historic structure. Comments also advise that there is potential buried archaeology at the site and recommend that a suitable programme of works is undertaken. Further recommendation for a programme of public/community engagement is undertaken during the development is noted in comments.

Subject to the recommended condition, the proposal complies with the aims and intentions of NPF 4 policy 7.

### Infrastructure first

#### **Tram**

Policy 18 of NPF4 encourages an infrastructure first approach to planning and placemaking. The Edinburgh LDP, through policy Del 1 (Developer Contributions) part 1a) and associated Action Programme items, promote sustainable travel and continuing development of Edinburgh's tram network. The application site is within the Tram Contribution Zone as defined in the Council's finalised guidance on Developer Contributions and Infrastructure Delivery (August 2018). The Roads Authority has requested that the applicant contributes the sum of £ 202,874 towards the Edinburgh Tram and this will be secured through a Section 75 legal agreement should the committee be minded to grant planning permission.

NPF 4 policy 18 notes that where planning obligations are entered into, they should meet five tests, which reflect those in Planning Circular 3/2012 (Planning Obligations and Good Neighbour Agreements). Subject to securing the above contribution towards sustainable transport infrastructure, the proposal is acceptable and complies with the above noted development plan policies.

#### **Health services**

Public comments raise concern with regard to the effect of the proposal on local health services such as doctors and dentists. The proposal is not located in a contribution zone for health care as shown in the Council's finalised guidance on Developer Contributions and Infrastructure Delivery (August 2018). There is no necessity to apply a planning contribution for this proposal in the context of NPF 4 policy 18. LDP policy Hou 10 (Community Facilities) sets out the circumstances where impacts of housing development on health or community facilities are required; this policy does not apply to student accommodation developments.

#### **Conclusion in relation to the Development Plan**

The proposed development broadly complies with the provisions of NPF 4, the 2016 Edinburgh LDP and associated guidance, and there is not considered to be any significant issues of conflict.

**b) There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

Consultee comments - Network Rail

Network Rail has no objection to the proposal, subject to recommended conditions as outlined in its consultation comments being attached to any planning permission. One of the Network Rail conditions requests details of landscaping to be provided so the risk of leaf fall on the line can be considered in detail; the landscaping scheme submitted by the developer already includes planting details and in subsequent correspondence Network Rail is satisfied the landscape details condition outlined in the consultation response is not required. The four recommended Network Rail conditions relate to securing the safe operation of the railway and these are attached should the Committee be minded to grant planning permission.

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified. The proposal provides 16 accessible rooms within the development and there are internal lifts to access all floors. Two accessible parking spaces are provided within the curtilage of the main building and in close proximity to the main building entrance.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

One hundred and three representations were received. Representations include 101 objections, two support comments, and no neutral comments. A summary of the representations is provided below:

*Material objections*

- Opposition to principle of student accommodation at this site. Addressed in Section B.
- Over concentration of student accommodation in the local area and impact of transient population on community. Addressed in Section B.
- Adverse impact on local health services. Addressed in Section B.
- Non-compliance with student housing guidance. Addressed in Section B.
- Inappropriate design for the area and poor public realm contribution. Addressed in Section B.

- Oppose loss of residential cottage. Addressed in Section B.
- Request a dedicated cycle path to the proposal from existing unnamed path rather than bicycle parking at the development. This is not a requirement for the development.
- No engagement by the developer with local residents or community groups. The applicant completed pre-application engagement in line with statutory requirements, and met with Gorgie Dalry Community Council during the application stage.
- Adverse effect on amenity. Addressed in Section B.

#### *Non-material objections*

- Preference for social or affordable housing at this site - the applicant has not proposed this form of development.
- Alleged tax arrangements and residency of the applicant. This is not a material planning matter.
- Cost of student accommodation. This is not a material planning matter.
- Impact of student accommodation on affordability for first time buyers. This is not a planning matter.
- Non-payment of council tax by students which deprives the Council of investment in public infrastructure. This is not a planning matter.
- Alleged councillor involvement in profiting from the development. This is not a planning matter. Evidence of any conflict of interest should be highlighted through appropriate procedures.
- Perceived Council support for student accommodation at expense of social and affordable housing. Each application is assessed on its own merits against the development plan and any material considerations.
- Alleged adverse impact students will have on the local area related to noise, alcohol, illegal substances and public transport crush.

#### *Material support comments*

- Student accommodation provides a wider mix of accommodation in the City. Addressed in Section B.
- Alternative uses possible during summer months to relieve pressure on existing housing. Alternative uses addressed in Section B.
- Good location for shops and transport links. Addressed in Section B.

#### *Non-material support comments*

- Opportunity for positive impact for local business and community.

#### *Community Council comments*

- Gorgie Dalry Council submitted comments objecting to the proposal, with updated comments submitted following re-notification of the application and replacing earlier comments. The objection raised the following matters:
- Desire for alternative use for this site rather than student accommodation, such as residential housing. Principle of development is addressed in Section B.

- Object to levels of student population and development viability in case of abandonment of the use. Demand, student concentration level and adaptability are addressed in Section B.
- Costs of student accommodation concerns. This is not a material planning matter.
- Non-compliance with LDP policy Hou 8 and student housing guidance. Addressed in Section B.
- Welfare concerns due to the site location. Addressed in Section B.
- Objection to the proposal's scale, design and contribution to the streetscape. Addressed in Section B.
- Request a condition or design change for City Car Club space. This is not a requirement for the proposal and a condition would not meet statutory tests for conditions.
- Impact on the cottage including its historic value and residential use. Addressed in Section B.
- Non-compliance with aspirations of City Plan 2030. Addressed in Section B.

The Community Council noted some aspects of the proposal that are welcome, despite its overall opposition. These include low car parking and a focus on bicycle storage and sustainable travel. Support is also identified for use of SUDS and grass to drain development along with trees.

### **Conclusion in relation to identified material considerations**

There are no equalities or human rights issues and subject to conditions recommended by Network Rail there would be no adverse impact on the operation of the railway. The material considerations do not raise any matters which would result in recommending the application for refusal. Therefore, the application should be granted.

### **Overall conclusion**

Overall, the proposal will make a positive contribution to the City's accommodation provision for those undertaking further and higher education and it is acceptable at this location. The development plan encourages well-designed, compact urban growth that is sustainable and allows for 20-minute neighbourhood principles to be delivered. The proposal is compatible with these principles, as well as policy priorities that include sustainability in terms of transport and materials use, climate change mitigation and adaptation, and development on brownfield land. Landscape proposals include good blue-green features such as above ground drainage, and a mixture of planting to provide habitat creation which will create a positive setting at the site's frontage.

Subject to recommended conditions and an appropriate legal agreement for a contribution towards the Edinburgh Tram, the proposal is acceptable and complies with National Planning Framework 4 and the aims of the 2016 Edinburgh Local Development Plan, as well as the Council's non-statutory guidance for student housing and the Edinburgh Design Guidance. There are no material considerations that outweigh this conclusion.

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

### Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. A detailed specification, including trade names where appropriate and samples where requested, of all proposed external materials, walls and boundary treatments, shall be submitted to, and approved in writing by, the planning authority before work is commenced on site. Development shall then take place in accordance with the materials approved.
3. Details of visitor bicycle parking spaces shall be provided by the applicant for the consideration of the planning authority. Thereafter the approved spaces shall be available for use at the development prior to its first occupation.
4. The approved landscaping scheme including boundary treatments, as shown in planning drawing references 18, 19A, 20B, 21B, 24A, 25, 26A, 27, 28, 29, 30, and as set out in Harrison Stevens Planting Schedule dated 22.06.2022 and Harrison Stevens Maintenance Schedule reference 21059\_SP\_600\_(D00) OUTLINE MAINTENANCE SCHEDULE dated 18.01.2023 shall be implemented within six months of the completion of the development.
5. An arboricultural method statement shall be submitted to the planning authority for approval prior to the start of any development at the site and the root protection area within the site shall be protected as identified in planning drawing reference 22 during construction and site clearance period by the erection of fencing, in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction'.
6. A plan identifying the location within the development of recommendations of Section 7.0 of JDC Ecology Ltd Preliminary Ecological Assessment & Bat Survey, dated September 2022, shall be submitted by the applicant to and approved in writing by the planning authority before work is commenced on site. Thereafter the approved measures shall be completed by the applicant prior to the first occupation of the development.
7. No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, excavation public engagement, interpretation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

8. The road and rail traffic noise mitigation measures and maximum plant noise specifications as recommended within MZA Acoustics Noise Impact Assessment Report "36-44 WESTFIELD ROAD, EDINBURGH, EH11 2QB - STUDENT RESIDENTIAL DEVELOPMENT" dated May 2022 and shown on drawing WES-JMA-01-ZZ-DR-A-PL-0020 S4 Rev P02 and dated 2022.05.09 should be implemented in full prior to occupation of the development.
9. The applicant shall submit details of wall, floor, and ceiling specifications to ensure that noise from proposed plant and the proposed gym as shown on planning drawing reference 05A is inaudible (Noise Rating 15) within the adjacent and upstairs student residences, for the consideration and written approval of the Council as planning authority. Thereafter the approved specification(s) shall be implemented by the applicant prior to the occupation of the development.
10. Prior to the commencement of construction works on site:
  - (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development and
  - (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

11. No development shall take place on site until such time as a lighting scheme has been submitted to and approved in writing by the Planning Authority. Any lighting associated with the development including any floodlighting must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The lighting scheme shall be carried out only in full accordance with such approved details.
12. No development shall take place on site until such time as a construction method statement, including plant movement and machinery positioning, has been agreed by Network Rail and approved by the Local Planning Authority. Details of all changes in ground levels, laying of foundations, piling works, operation of mechanical plant and compounds in proximity to the rail line must be included.

13. The applicant must provide a suitable trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary and provision for the fence's future maintenance and renewal should be made. Details of the proposed fencing shall be submitted to the Planning Authority for approval before development is commenced and the development shall be carried out only in full accordance with such approved details.
14. Buildings/structures will not be situated less than 3 meters from Network Rail's boundary unless agreed with Network Rail, and the planning authority, in writing prior to commencement.

**Reasons :-**

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to enable the planning authority to consider these matters in detail, in the interests of visual amenity.
3. In order for the development to comply with the Council's bicycle parking standards and to provide appropriate sustainable travel facilities.
4. In order to ensure that the approved landscaping works are properly established on site.
5. In order to protect trees at the site and its neighbouring land.
6. In order to support biodiversity and habitat at the site.
7. In order to safeguard the archaeological heritage of the site.
8. In order to protect the health of the building's occupants.
9. In order to protect the health of the building's occupants.
10. In order to protect the health of the building's occupants.
11. To ensure any lighting associated with the development does not interfere with the safe operation of the rail network
12. To protect the stability of the adjacent railway embankment, the adjacent railway lines and the safety of the rail network.
13. In the interests of public safety and the protection of Network Rail infrastructure.
14. For the applicant to undertake future maintenance of their proposal without encroachment onto Network Rail's land.

## **Informatives**

It should be noted that:

1. Planning permission shall not be issued until a suitable legal agreement has been concluded to secure the following:

### Transport

The applicant will be required to contribute the sum of £202,874 (based on 8,857m<sup>2</sup> GFA in Zone 2) to the Edinburgh Tram in line with the approved Tram Line Developer Contributions report. The sum to be indexed as appropriate and the use period to be 10 years from date of payment.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The 2 parking spaces as shown on drawing WES-JMA-ZZ 00-DR-A-PL 0003 S4 Rev P04 and dated 31/10/22 shall be served by at least a 13- amp 3Kw (external three pinplug) with capacity in mains for 32 - amp 7Kw electric vehicle charging sockets. They shall be installed and operational in full prior to the development being occupied.

## **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information - [Local Development Plan](#)**

**Date Registered: 30 May 2022**

### **Drawing Numbers/Scheme**

01A-03A,04B,05A,06A,07,08A-11A,12B,13A-15A,16-18,19A,20B,21B,  
22,23,24A,25,26A,27-30,

**David Givan  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council**

Contact: Sean Fallon, Planning Officer  
E-mail:sean.fallon@edinburgh.gov.uk



## Appendix 1

### Summary of Consultation Responses

NAME: Roads Authority

COMMENT: No objections to the proposal subject to details in full comment which relate to a tram contribution requirement.

DATE: 21 February 2023

NAME: Police Scotland

COMMENT: No objections.

DATE: 10 August 2022

NAME: Gorgie Dalry Community Council

COMMENT: Object to the proposal on grounds of concentration of students in the area and viability, welfare concerns, scale and design, and impact on the cottage.

DATE: 6 January 2023

NAME: Archaeology Service

COMMENT: No objection subject to recommended condition in full response.

DATE: 31 May 2022

NAME: Environmental Protection service

COMMENT: No objection subject to recommended conditions detailed in full response.

DATE: 15 February 2023

NAME: Flood Planning Service

COMMENT: No objections.

DATE: 12 July 2022

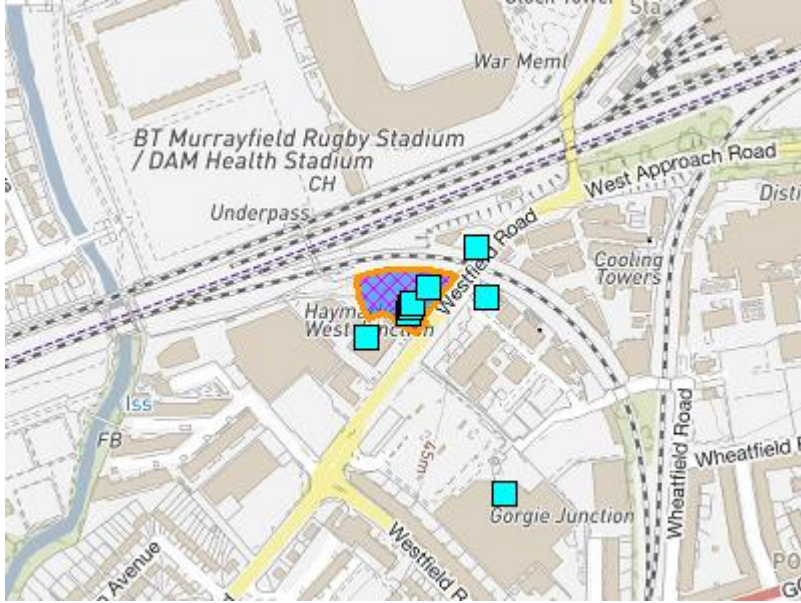
NAME: Scottish Water

COMMENT: No objections subject to information in full comments.

DATE: 7 June 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

## Location Plan



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