

Development Management Sub Committee

Wednesday 6 September 2023

Report for forthcoming application by

City Of Edinburgh Council Housing Service. for Proposal of Application Notice

23/02765/PAN

at Moredunvale Road Amenity Ground, Moredunvale Road, Edinburgh.

New landscaping to improve the overall amenity and biodiversity of the existing open space.

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 full planning application for new landscaping to improve the overall amenity and biodiversity of the existing open space adjacent to Moredunvale Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 23/02083/PAN on 26th June 2023.

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 application site is green space (Craigour Green) adjacent to the Mordunvale high rise blocks, bounded by Mordunvale Road, Craigour Place, Moredun Park Road. & Moredunvale Place.

2.2 Site History

There is no relevant site history.

Main report

3.1 Description of the Proposal

The forthcoming application will be the new landscaping to improve the overall amenity and biodiversity of the existing open space adjacent to Moredunvale Road.

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 in this location

The site lies within the urban area and is defined as HSG 30 (Moredunvale Road-affordable housing development and open space improvements) within the Edinburgh Local Development Plan. Proposals must accord with Moredunvale Development Principles. Additionally, the area is defined as open space (Craigour Green) within the LDP. The impact of the proposal on existing LDP designated open space from any development proposal would need to be considered in the context of policy Env 18 (Open Space Protection) which sets out the criteria for proposals where any loss is proposed.

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. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

(b) The scale, design, layout and materials are sustainable and acceptable within the character of the area

The proposals would be assessed against the relevant design policies in the Local Development Plan, NPF4 and the non-statutory Edinburgh Planning Guidance (where applicable). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance.

(c) The proposals will have a detrimental impact on the amenity of neighbours and future occupiers of the development

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected and that the users of the green space will enjoy a good level of amenity.

(d) The proposed access arrangements, connectivity and parking levels are acceptable

Transport information regarding general access arrangements and cycle parking will be required to support this submission.

(e) 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 required:

- Pre-application Consultation Report;
- Planning Statement;
- Flood Risk Assessment and drainage information;
- Ecological Survey.
- Sustainability Statement.

The proposals will require to be screened for EIA development.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Following receipt of the proposal of application notice (PAN) the applicant has given details of two public exhibitions one on 7th July 2023- Goodtrees Neighbourhood Centre, 5 Moredunvale Pl, Edinburgh EH17 7LB & 20th-22nd July 2023- on the proposed site/open space in Moredunvale.

The proposals were advertised in the Edinburgh Evening News on 1st - 30th June 2023 & 2nd - 13th July 2023

Other consultation methods included:

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- Presence at the Goodtrees Mini Carnival on the 7th of July to provide information on the project and gather ideas and input from the public.
 - A series of in person workshops over three days with 1:1 scale design exercises in person on the proposed site.
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The Proposal of Application Notice was sent to Gilmerton/Inch Community Council, Ward Councillors Cllr. Martha Mattos Coelho, Cllr Lesley Macinnes, Cllr Lezley Marion Cameron, Cllr Phil Doggart; and Ian Murray MP.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

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](#)

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Location Plan



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