

# Development Management Sub-Committee Report

**Wednesday 8 November 2023**

**Application for Planning Permission  
Development At Pittville Street Lane, Edinburgh,**

**Proposal: Demolition of water tower and alterations to former laundry building. To be replaced with residential dwelling, with garage and garden deck (as amended).**

**Item – Committee Decision  
Application Number – 20/04260/FUL  
Ward – B17 - Portobello/Craigmillar**

## **Reasons for Referral to Committee**

The application is referred to the Development Management Sub-Committee due to the numbers of letter of representation received exceeded the scheme of delegation in place and the time of submission.

### **Recommendation**

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

### **Summary**

The proposals will preserve the character and appearance of the conservation area with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal complies with the policies set out in National Planning Framework 4 (NPF 4) and the Edinburgh Local Development Plan (LDP). The proposal makes effective use of a brownfield site. The proposal has been amended to retain features worthy of retention. The proposed scheme represents a high quality, modern reinterpretation of the existing buildings which will signify the new residential use of the site. The proposal will ensure the long-term future of a long vacant and damaged building. The proposals comply with all relevant design proposals and will make a positive contribution to the area. The proposal will not impact neighbouring amenity and future occupiers will have an acceptable level of amenity. Provision is made for one car parking space and the proposed garage could also be used for cycle parking. The proposed scheme will not increase risk of surface water flooding.

There are no material planning considerations which outweigh this conclusion.

## **SECTION A – Application Background**

## **Site Description**

The proposal relates to a two-storey building, formerly a laundry associated with the public baths, and associated water tower on the east side of Pittville Street Lane.

The former laundry was most likely a coach house associated with Marine Villa which was demolished in 1893. Following the construction of Portobello Baths in 1901, the building acted as a laundry and the associated water tower was constructed in 1926. In 1936 the first floor of the laundry building was significantly altered to facilitate the installation of a drier with a permanent louvred ventilation pop up built at the roof level directly over the drier position at that time.

North, south, and west walls of the laundry as well as the north wall of the outshoot comprise original stone walls. The east and south facing walls of the outshoot and east walls of the main building are not original. Non-original dash walls are visible on the upper level of the west elevation and concrete render has been applied to the non-original east and south facing walls of the outshoot, as well as the long east wall of the former laundry.

In terms of the surrounding area, to the north of the application site there is a narrow lane accessing the back of a tenement building and the common garden area to the east which belongs to the tenement properties. The garden is not shared by the former laundry. To the south is a neighbour's single storey garage. To the west, separated by the lane, is the east facing elevation of Portobello Baths.

The lane has undergone significant change. The east side of the lane in particular is characterised by a range of modern garages with some original stone walls remaining. The west side is more residential, with single storey dwellings on the north part of the lane and garden walls and garages to the south.

## **Description of the Proposal**

The proposal is for the full demolition of a 10-metre high, concrete panelled water tower and the partial demolition of a neighbouring two storey former laundry.

The former laundry building is to become a three-bedroom dwelling. Externally, original sandstone walls on the north and west elevation are to be retained, whilst non-original concrete rendered walls on the east and south elevations are to be removed and replaced. A non-original first floor extension is to be replaced by a modern extension, finished externally with concrete effect panelling. The proposal also includes the formation of a dormer window which will be visible from the principal elevation.

The application includes the formation of a new structure to replace the existing water tower which will house a garage at ground floor level and a garden deck on upper levels. The new tower structure is to be finished externally with a concrete effect rain screen, with galvanised steel mesh openings.

## Revised Scheme

The revised scheme removes the proposed commercial use of the ground floor. The revised scheme reduces the height of the replacement tower structure, retains elements of the masonry walls of the neighbouring two-storey building and makes general design changes internally and externally.

## Supporting Information

- Bat Survey
- Design Statement
- Surface Water Management Plan

These are available to view on the Planning and Building Standards Online Service.

## Relevant Site History

21/04594/CON

Development At Pittville Street Lane

Edinburgh

Full demolition of water tower and partial demolition of former laundry building (as amended).

## Other Relevant Site History

06.09.2023 - Decision not to make a Tree Preservation Order - Acer pseudoplatanus - Acer pseudoplatanus A1 - 20% crown thin and 20% crown reduction, removal of dead wood, Acer pseudoplatanus Sycamore A2 - Remove due to suppression by neighbouring tree A1 - Acer pseudoplatanus Sycamore A2 - Remove due to suppression by neighbouring tree A1, Corylus avellana C1 - Remove self-seeded tree - Corylus avellana C1 - Remove self-seeded tree (application reference: 23/03961/TCO).

## Pre-Application process

There is no pre-application process history.

## Consultation Engagement

Flood Planning

Archaeology

Transport Planning

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

## Publicity and Public Engagement

**Date of Neighbour Notification:** 31 March 2023

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

**Press Publication Date(s):** 31 March 2023/30 October 2020

**Site Notices Date(s):** 28 March 2023/27 October 2020

**Number of Contributors: 18**

## **Section B - Assessment**

### **Determining Issues**

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then 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 harm the character or appearance of the conservation area.**

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states:

*"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

The Portobello Conservation Area Character Appraisal (CACA) emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high-quality architecture, and the predominant use of traditional building materials.

The Portobello CACA notes, "On the north side of the High Street, the majority of Georgian streets run at right angles north towards the Promenade. Most of these streets are serviced by back lanes which originally provided access to stables and mews buildings". Pittville Street Lane sits between and services both Pittville and Bellfield Streets. The former laundry building and neighbouring water tower are located towards the northern end of the lane. The former 2-storey traditional style late 19th century sandstone laundry building is attached to the 20th century reinforced concrete water tower structure.

As set out in detail in the associated application for Conservation Area Consent the applicant has submitted a Structural Condition Report in relation to both buildings. The report identified significant structural failings in relation to the water tower. This report has been assessed by officers from Historic Environment Scotland (HES) and they have advised that they agree with the report findings in this regard. The full demolition of the water tower is justified on the basis that its structural condition rules out its retention.

The historic stonework of the laundry building makes a positive contribution to the lane and the public elevations of this building are typical of the former coach houses found in similar service streets north of the High Street. The loss of original stonework at other points on Pittville Street Lane and the introduction of poor-quality modern garages has somewhat eroded the character of the Lane.

The original scheme proposed the full demolition of the former laundry building. However, following consultation with HES the scheme has been amended to retain the historic rubble masonry on all public elevations, including the repair of damaged stonework, using salvaged stone where possible. This is a significant improvement on the original scheme and will preserve the character of the lane.

The existing water tower is to be replaced by a new garden tower which is to be non-habitable and open to the external air. The new structure will be the same height and footprint as the existing structure. The external walls are to be finished with concrete effect panelling, with galvanised steel mesh openings. This represents a modern reinterpretation of the existing structure which is also formed of concrete with mesh openings.

The former laundry building is also to be updated. The proposal includes the removal of a non-original flat roof extension which is to be replaced by a modern extension also finished with a concrete panelling. The building will retain window positions and proportions. The retention of the historic stonework in conjunction with limited modern interventions, such as new double/triple glazed alu-clad windows represent a high-quality, coherent, modern take on the traditional mews form which will visibly demonstrate the building's new use as a residential property.

The proposal will ensure the long-term future of a long vacant and damaged building and will make a positive contribution to the Conservation Area.

### **Conclusion in relation to the conservation area**

The proposals will preserve the character and appearance of the conservation area with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### **b) The proposals comply with the development plan.**

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 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 NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Place Policies 1, 2, 4, 7, 9, 12 and 13
- NPF4 Liveable Place Policies 14, 15, 16, 18 and 22
- LDP Design policies Des 1, Des 3, Des 4 and Des 5
- LDP Environment policy Env 12
- LDP Housing policies Hou 1, Hou 3 and Hou 4
- LDP Transport policies Tra 2, and Tra 3

Edinburgh Design Guidance, non-statutory guidance set out in the Council's Listed Buildings and Conservation Areas guidance document and Supplementary Guidance for Developer Contributions and Infrastructure Delivery are relevant to the assessment of the above.

### 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.

The application site is identified within the Urban Area in the Adopted Edinburgh Local Development Plan (LPD). Policy Hou 1 (Housing Development) of the LDP states that priority will be given to the delivery of the housing land supply and relevant infrastructure on suitable sites in the urban area, provided proposals are compatible with other policies in the plan. Compliance with the Development Plan is assessed below.

## Historic Environment

NPF4 Policy 7 (Historic assets and places) requires that proposals with a potentially significant impact on historic assets or places should be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records. This policy only supports development proposals in conservation areas where they preserve or enhance the character and appearance of the conservation area and its setting.

This has been assessed in section a) and the associated application for Conservation Area Consent (application reference: 21/04594/CON). The proposals comply with NPF4 Policy 7.

## Design

NPF4 Policy 14 (Design, quality, and place) supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places.

LDP Policies Des 1 (Design Quality and Context), Des 3 (Development Design - Incorporating and Enhancing Potential Features) and Des 4 (Development Design - Impact on Setting) ensure that developments will create or contribute towards a sense of place, based upon positive characteristics of the surrounding area, and planning permission will not be granted for poor quality or inappropriate design that would damage the surrounding character of the area. LDP Policy Hou 4 (Housing Density) sets out requirements for proposals to have regard to the characteristics of the surrounding area, creating an attractive residential environment and safeguarding living conditions.

NPF4 Policy 15 (Local Living and 20 Minute Neighbourhoods) supports development that contributes to local living. Policy 16 (Quality Homes) Also supports development of small-scale residential development within established settlement boundaries.

The Edinburgh Design Guidance (EDG) seeks to ensure that new developments will have a positive impact on their surroundings through height and form, scale and proportions, site layouts and materials utilised.

As set in detail in section a) above, the proposed scheme has been revised to ensure that elements of original stonework that make a positive contribution to the Conservation Area are retained.

The existing water tower is to be replaced by a new garden tower which is to be non-habitable and open to the external air. The new structure will be the same height and footprint as the existing structure. The external walls are to be finished with concrete effect panelling, with galvanised steel mesh openings. This represents a modern reinterpretation of the existing structure which is also formed of concrete with mesh openings.

The demolition of the water tower includes the removal of stone piers on the west elevation. The piers appear to be associated with Marine Villa which previously occupied the site to the north. The piers in themselves are in poor condition and are not typical of a lane of this type. Although they may have been associated with Marine Villa, it is not clear they are in their original position. The applicant has indicated they intend to carefully remove the piers to consider whether they can be utilised in the development at a later date. HES did not identify the piers specifically for retention and the overall contribution they make to the conservation area is limited. CEC Archaeology has been consulted on the scheme and has recommended a scheme of archaeological works is undertaken prior to initiation of development. This will include a photographic record of the existing water tower and stone piers in situ. This condition has been included as part of the Conservation Area Consent application. The removal of the piers is acceptable in this case.

The former laundry building is to be updated. The proposal includes the removal of a non-original flat roof extension which is to be replaced by a modern extension, also finished with a concrete panelling. The building will retain window positions and proportions. The retention of the historic stonework in conjunction with limited modern interventions, such as new double/triple glazed alu-clad windows represent a high-quality, coherent, modern take on the traditional mews form which will visibly demonstrate the building's new use as a residential property.

The proposed dwelling is in an established settlement area and is within walking distance of bus services and amenities on Portobello High Street. A mix of housing types are present in the surrounding street, with single storey dwellings to the west and tenement dwellings to the north. The introduction of a three-bedroom dwelling will be appropriate in this location.

As the proposal includes the repair and possible replacement of existing stonework and also includes the use of some modern materials, a condition has been included requiring the applicant to provide detailed information on all materials to be used prior to initiation of development.

The proposal has been amended to retain features of the former laundry which contribute positively to the area. The proposed scheme represents a high quality, modern reinterpretation of the existing buildings which will signify the new residential use of the site. The proposal will ensure the long-term future of a long vacant and damaged building. The proposals comply with all relevant design proposals and will make a positive contribution to the area.

### Climate Mitigation

NPF4 Policy 2 a) (climate mitigation and adaptation) supports development proposals that are sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and in 2 b) those that are sited and designed to adapt to current and future risks from climate change.

NPF 4 Policy 9 (Brownfield, vacant and derelict land, and empty buildings) 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.

NPF 4 Policy 12 (Zero Waste) states that proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy. Development proposals will be supported where they reuse existing buildings and infrastructure, minimise demolition, salvage materials for reuse, minimise waste and reduce pressure on virgin materials.,

The proposal makes use of a brownfield site and will bring an area occupied by vacant and damaged buildings back into productive residential use. The applicant has undertaken a thorough structural assessment of both existing buildings. The poor condition of the water tower precludes its reuse. The applicant has amended the design of the scheme to ensure that original stone walls of the former laundry building can be repaired retained and incorporated into the scheme.

The laundry building is not watertight at present and the repair and reuse of the building will be carried out in line with current building regulations in relation to energy and insulation standards. Upon occupation of the dwelling residential waste will be removed by the Council's waste management services in line with existing arrangements for surrounding properties. The applicant will need to contact the Council's Waste and Cleaning Service to arrange a waste strategy.

The proposal makes use of a brownfield site, and the design ensures opportunities to retain and repair elements of the existing structure have been taken. The proposal will be designed in line with current building regulations. The proposal complies with NPF4 Policy 2, Policy 9, and Policy 12.

### Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in Edinburgh Design Guidance.

With regards to privacy, Edinburgh Design Guidance states that the pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. In this instance the proposed development has been amended to remove a proposed roof terrace from the scheme in order to protect neighbouring privacy. One kitchen window at first floor level of the proposed dwelling will overlook the neighbouring garden to the east. However, this garden area is extensively overlooked by the surrounding tenements. Openings within the proposed garden tower are high level and do not offer direct views to residential properties. Mesh coverings also limit views. The proposal will not result in a loss of privacy to neighbouring properties.

The proposed development will not increase the footprint or height of the buildings and will have no impact on daylight to neighbouring windows or sunlight to neighbouring gardens.

In terms of amenity for future occupiers, the proposed development will exceed the 81 square metres minimum floorspace requirement, recommended for residential development of this nature, set out in Edinburgh Design Guidance. The proposed layout shows habitable rooms are well served by windows and will have adequate levels of daylight. The application site is fully taken up by the proposed dwelling and future residents will not have access to the shared green associated with the tenement properties to the rear. However, the application includes a garden deck within the replaced tower structure and the application site is located beside Portobello Beach and within walking distance of Abercorn Park.

The proposal will not result in a loss of neighbouring amenity. Future occupiers will have an acceptable level of amenity. The proposal complies with LDP Policies Des 5 and a minor of infringement of Hou 3 is justified in this case as amenity space is provided and the site is within walking distance of public amenity.

### Flooding

The application site is not identified within a flood risk area in relation to river or surface water flooding. The applicant has provided a Surface Water Management Plan in support of this application. CEC Flooding has reviewed the Surface Water Management Plan and has indicated that this is acceptable, and that the proposal can proceed to determination. The proposal will not increase the risk of surface water flooding.

The proposal complies with NPF Policy 22 (Flood Risk and Water Management).

### Trees

Public comments have expressed some concern regarding the potential for demolition and construction work to damage mature trees within the neighbouring garden ground to the east. A self-seeded Common Hazel tree (tree C1) and a Sycamore tree (tree A2) are situated directly adjacent to the east wall of the application site. The Sycamore has been suppressed by a neighbouring tree. Permission was granted for the removal of these trees in September 2023 through application 23/03961/TCO.

A further Sycamore tree (tree A1) is located in the east corner of the garden ground neighbouring the site. The proposed development site does not fall within the root protection zone of this tree. The proposals also include the reuse of existing foundations. The proposals will not harm this tree.

Demolition of the water tower and elements of the former laundry building will need to be undertaken carefully to avoid damage to the elements of the building which are to be retained and to ensure stone can be salvaged and reused. A Demolition and Construction Method Statement will be required prior to initiation of development, and this should include an outline of how retained trees in the neighbouring garden will be protected whilst works are conducted.

The proposal complies with LDP Policy Env 12 (Trees).

## Protected Species

Bat survey work was undertaken as part of the assessment of the scheme. No evidence of bats was found. The roof structure was noted to be wet, with moss and algae present on the external surface. Internal wooden roof slats were also noted to be wet, with rotten timbers and roof beams suggesting that water is present throughout the structure. This limits the suitability for bat species that require dry conditions for roosting.

The proposal will not impact protected species and complies with part f) of NPF4 Policy 4 (Natural Places).

## Transport

LDP Policies Tra 2 (Private Car Parking) and Tra 3 (Private Cycle Parking) cover matters related to parking provision. NPF4 Policy 13 (sustainable transport) requires proposals to demonstrate that the transport requirements generated have been considered in line with sustainable travel priorities.

The application site is a 5-minute walk from local shops and bus services on Portobello High Street and would comply with NPF 4 Policy 13. The application includes a garage with space for one car. This complies with Car Parking Standards set out in Edinburgh Design Guidance. Bikes could also be reasonably stored within the garage. The proposal complies with Cycle Parking Standards.

The proposal complies with NPF4 Policy 13 and LDP Policies Tra 2 and Tra 3.

## Infrastructure

The application site is situated within the Portobello Education Contribution Zone. However, the formation of one house will not generate an expected pupil rate of over one as set out in the Council's Supplementary Guidance for Developer Contributions and Infrastructure Delivery. No education contribution would be required in this case.

The proposal does not conflict with LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) or NPF4 Policy 18 (Infrastructure First).

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

The proposal complies with the policies set out in National Planning Framework 4 (NPF 4) and the Edinburgh Local Development Plan (LDP).

The proposal complies with all relevant policies set out in the Development Plan. The proposal makes effective use of a brownfield site. The proposal has been amended to retain features worthy of retention. The proposed scheme represents a high quality, modern reinterpretation of the existing buildings which will signify the new residential use of the site. The proposal will ensure the long-term future of a long vacant and damaged building. The proposals comply with all relevant design proposals and will make a positive contribution to the area. The proposal will not impact neighbouring amenity and future occupiers will have an acceptable level of amenity. Provision is made for one car parking space and the proposed garage could also be used for cycle parking. The proposed scheme will not increase risk of surface water flooding.

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

The following material planning considerations have been identified:

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.

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

The original scheme was advertised on 30 October 2020 and received 12 objection comments and three support comments.

The revised scheme was advertised on 31 March 2023 and received two objections and one comment in support of the proposals.

All comments relating to both the original and revised scheme are summarised and addressed below:

Objection

- Road safety; this is addressed in part b).
- Height of proposed tower as noted in main report the scheme has been amended to reduce the height of the tower.
- Concerns regarding commercial use on ground floor; this element has been removed from the scheme.
- Potential impact on trees; this is addressed in part b).
- Bat survey should be undertaken, and down takings should not impact nesting birds; this is addressed in section b).
- Impact on Conservation Area; this is addressed in section a) and in section a) and in the parallel application for Conservation Area Consent (application reference: 21/04594/CON).
- Potential overlooking; this is addressed in section b).
- Loss of original elements of the building including stone piers; this is addressed in section a).
- Materials; this is addressed in section a).
- Objects to complete demolition; the scheme has been amended to retain elements of the former laundry.

## Support

- Conversion of a derelict building is positive; this is addressed in section b).
- Reuse of slate and stone supported; this is addressed in section a) and in section a) and in the parallel application for Conservation Area Consent (application reference: 21/04594/CON).
- Scheme is sensitive to surrounding area; this is addressed in section b).
- Will enhance the area; this is addressed in section b).
- Improvement on existing derelict buildings which detract from area; this is addressed in section b).

## Neutral

- Replacement stone should match; this is addressed in section a).

## Non-Material

- Impact of construction on shared boundary, potential for vermin and from movement of vehicles; this is not a material planning consideration.
- Block drains in Pittville Street Lane; this is not material to the assessment of this planning application.
- Unclear fire exit from proposed dwelling; this is a matter for Building Standards.
- Access to neighbouring garden during construction; this is a civil matter and not a material planning consideration.

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

There are no material considerations which indicate the proposal should be refused.

## **Overall Conclusion**

The proposals will preserve the character and appearance of the conservation area with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal complies with the policies set out in National Planning Framework 4 (NPF 4) and the Edinburgh Local Development Plan (LDP). The proposal makes effective use of a brownfield site. The proposal has been amended to retain features worthy of retention. The proposed scheme represents a high quality, modern reinterpretation of the existing buildings which will signify the new residential use of the site. The proposal will ensure the long-term future of a long vacant and damaged building. The proposals comply with all relevant design proposals and will make a positive contribution to the area. The proposal will not impact neighbouring amenity and future occupiers will have an acceptable level of amenity. Provision is made for one car parking space and the proposed garage could also be used for cycle parking. The proposed scheme will not increase risk of surface water flooding.

There are no material planning considerations which 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, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. Prior to initiation of development the applicant should submit a Demolition and Construction Method Statement.

### **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.
3. In order to ensure the protection of retained trees.

### **Informatives**

It should be noted that:

1. 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.
2. 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.
3. Any demolition, tree felling, or vegetation removal should be out with the bird breeding season, April-September, or assessed by an ecologist for an breeding birds prior to work.
4. The applicant should contact the City Council's Waste and Cleaning Service to arrange a waste strategy and then a minimum of 12 weeks prior to any waste collections being required and prior to the occupation of the development.

### **Background Reading/External References**

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

**Further Information - Local Development Plan**

**Date Registered: 21 October 2020**

**Drawing Numbers/Scheme**

01A-10A

Scheme 2

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

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## Appendix 1

### Summary of Consultation Responses

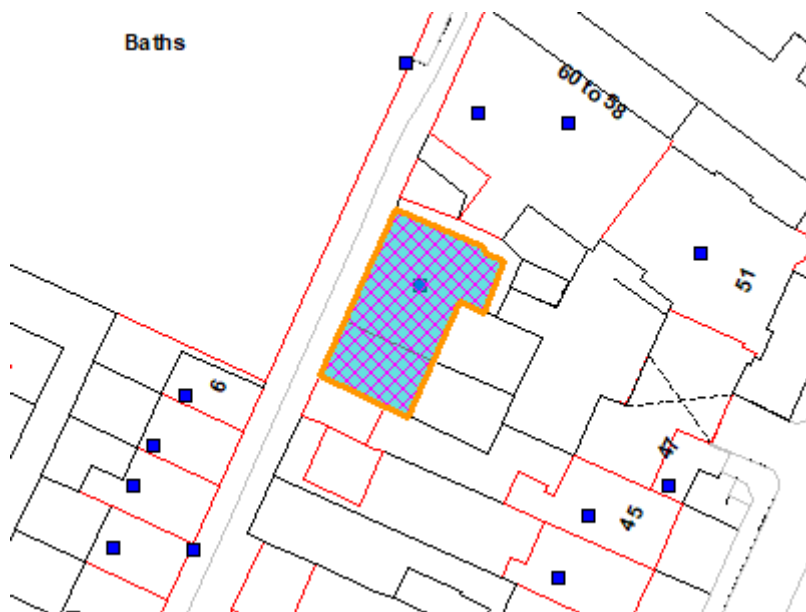
NAME: Flood Planning  
COMMENT: No objection.  
DATE: 9 September 2021

NAME: Archaeology  
COMMENT: No objection, subject to a condition requiring a programme of archaeological works.  
DATE: 4 November 2020

NAME: Transport Planning  
COMMENT: No objection.  
DATE: 26 November 2020

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

### Location Plan



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