

Development Management Sub Committee

Wednesday 23 October 2024

Report for forthcoming application by

Defence Infrastructure Organisation (DIO) for Proposal of Application Notice

24/04586/PAN

at Dreghorn Barracks, 82 Redford Road, Redford. Technical, accommodation, and support facilities including a new medical centre, new offices, new accommodation blocks, new stores, new garage and workshops, a new sports pitch and car parking.

Item number

Report number

Wards

B08 - Colinton/Fairmilehead

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for technical, accommodation, and support facilities including a new medical centre, new offices, new accommodation blocks, new stores, new garage and workshops, a new sports pitch and car parking. The proposal will be in the form of a major application for planning permission in principle.

In accordance with the provisions of the Town and Country Planning Act (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 24/00332/PAN on 20th September 2024.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

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

Background

2.1 Site description

The site is an army barracks where there are a range of buildings associated with the army use. These include residential, office and storage mainly of late 20th or early 21st century construction. Four original barrack buildings are located centrally which are Category C listed (LB reference LB49566, date added: 19/11/2003) dating from the 1930s.

The southern part of the site where greenspace and trees are located is designated as Open Space in the Local Development Plan (LDP). This extends around the site which is also a Special Landscape Area (SLA), local nature conservation site (far west and east). The site is also a Historic Garden & Designed Landscape and contains Ancient Woodland Inventory Trees.

This application site is located within the Colinton Conservation Area.

2.2 Site History

16th January 2020 - Planning permission in principle reference 19/05327/PPP granted for two living accommodation units with ancillary water tank and pump house and new medical transport facility

2nd December 2020 - Application reference 20/01817/AMC approved for approval of matters a) to i) of condition 1 of application 19/05327/PPP

31st July 2019 - Planning permission in principle reference 19/01841/PPP granted to erect 2 living accommodation units, ancillary works and new mechanical transport facility

13th October 2017 - Application reference 17/03445/AMC approved for army barracks extension for new office, garage and store

12th May 2016 - Planning permission in principle reference 15/05678/PPP granted to erect of 3 living accommodation units and extension to armoury

12th May 2016 - Planning permission in principle reference 15/05679/PPP granted for new compound, mechanical transport facility, extension and associated works

Main report

3.1 Description of the Proposal

The forthcoming application will be for a planning permission in principle application for the development of technical, accommodation, and support facilities including a new medical centre, new offices, new accommodation blocks, new stores, new garage and workshops, a new sports pitch and car parking.

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:

Part of the site is located within designated open space in the Edinburgh Local Development Plan. The application will need to demonstrate the development is acceptable with regard to the specific criteria of open space policy.

The existing barracks buildings are Category C listed and any development will need to demonstrate that there will be no adverse impact on their architectural character, historic interest or setting. The site is also located within the Colinton Conservation Area and development should preserve or enhance its character and appearance. To inform this, heritage information will be sought with the future application.

On 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. On 27 June 2024 the Council accepted the recommendations and modifications required to the Proposed City Plan 2030.

On 10 September 2024 Scottish Ministers issued a Direction under section 20(5) of the Town and Country Planning Scotland Act 1997 that City of Edinburgh Council consider modifying the proposed City of Edinburgh Local Development Plan 2, City Plan 2030 as detailed within the annex to the direction. The required modifications are being reviewed and will be considered at a further meeting of the Planning Committee and then further Full Council.

At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the adoption of the plan.

It should be noted that it is possible the status of City Plan 2030 may change and there is 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 design, scale and layout are acceptable within the character of the area; and does the proposal comply with relevant design policies of the Local Development Plan and National Planning Framework 4.

The applicant will be required to comply with relevant design policies as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as will visual impact information. A number of key viewpoints will require to be identified and assessed.

c) The proposal is acceptable in terms of residential amenity:

The application will need to ensure that there is no significant impact on residential amenity of neighbours. The proposals will be assessed to ensure that there is adequate level of amenity for the future occupiers of the development.

d) Access arrangements are acceptable in terms of road safety and public transport accessibility:

The proposal shall have regard to LDP transport policies, Edinburgh Street Design Guidance and Cycle Parking factsheet. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

e) There are any other environmental factors that require consideration:

The site is also located within a Historic Garden & Designed Landscape, Ancient Woodland Inventory trees and is beside a Local Nature Conservation Site and Special Landscape Area.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on these landscape and environment designations.

f) Information to be submitted:

In order to support the planning permission in principle application, the following documents are anticipated:

- Arboricultural Impact Assessment and Tree Surveys
- Archaeology Desk Top review
- Biodiversity enhancement strategy
- Design and Access Statement
- Drainage information (Flood risk assessment, surface water management plan and SUDS)
- Historic Landscape Appraisal
- Heritage Statement
- Landscape and Visual Impact Assessment
- Planning Statement

- Preliminary Ecological Appraisal
- Sustainability Statement and S1 Form
- Transport Information

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Following receipt of the proposal of application notice (PAN) the applicant has given details of two public exhibitions: one on Wednesday 16th October 2024 between 15.00 to 19.00 and Wednesday 30th October between 15.00 to 19.00 at the Colinton Bowling Club, 49A Redford Road, Edinburgh, EH13 0AB.

The Proposal of Application Notice was sent to ward councillors for the Pentland Hills area including Cllr Marco Biagi, Cllr Jason Rust and Cllr Christopher Cowdy. Additionally, to Cllr David Key and Cllr Val Walker.

In addition, it was sent to Scott McArthur MP for Edinburgh South West, Gordon MacDonald Constituency MSP for Edinburgh Pentlands, the Firhill Community Council and Fairmilehead Community Council.

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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