

Development Management Sub Committee

Wednesday 20 November 2019

**Application for Planning Permission 18/09642/FUL
At 7 Redhall House Drive, Edinburgh, EH14 1JE
Alteration and conversion of existing building to form six
duplex apartments; the erection of a detached garage block
accommodating six garages; and the erection of two
detached dwelling houses with all associated site
development works and landscaping.**

Item number

Report number

Wards

B09 - Fountainbridge/Craiglockhart

Summary

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the setting of the listed building and provide a positive outcome for the development of the listed building.

The principle of development, change of use and loss of open space is considered acceptable. The proposal represents an appropriate form of development in this sensitive location which will not detract from the setting of the listed building and maintains and improves the landscape setting of the site. There will be no adverse impact on the amenity of existing neighbours and a satisfactory level of amenity will be provided for the future occupiers. The proposal raises no issues in respect of transport. The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance. There are no material considerations that outweigh this conclusion and approval is recommended.

Links

[Policies and guidance for this application](#)

LPC, LEN03, LEN09, LEN12, LEN16, LDES01, LDES04, LEN21, LHOU01, LDES05, LEN18, LTRA02, LTRA03, NSG, NSGD02,

Report

**Application for Planning Permission 18/09642/FUL
At 7 Redhall House Drive, Edinburgh, EH14 1JE.
Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages; and the erection of two detached dwelling houses with all associated site development works and landscaping.**

Recommendations

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

Background

2.1 Site description

The site lies to the north west of Redhall House Drive and comprises Redhall House a category B listed building (listed 14 July 1966, LB reference 28117) and associated grounds lying to the south of the house. Redhall House is currently lying derelict and has been subject to serious vandalism and is currently on the Buildings at Risk Register. The site is accessed via a tree lined entrance with its setting to the south and east having been transformed by the building of modern housing. The ground level within the site is relatively flat with a drop in ground level on the western boundary near to the Water of Leith.

The house was previously owned by the Council for several decades, originally as a children's home and latterly being used for training of personnel.

The total site area is approximately 1.04 hectares.

2.2 Site History

30.01.2019 - Listed building consent granted (planning reference: 18/09641/LBC) for the alteration and conversion of existing building to form six duplex apartments.

12.08.2016 - planning permission refused to erect 8 mews buildings as enabling development for restoration and conversion of Redhall House into 6 flats (planning reference: 14/05302/FUL).

23.12.2016 - Appeal by the DPEA (Appeal Reference: PPA-230-2191) dismissed and planning permission refused. It concluded that the proximity of mews units 1-4 would be seen in close proximity to Redhall House and would diminish the visual dominance of the listed building, which is the principal element in its estate grounds setting.

06.10.2016 - listed building consent granted for alterations to convert former house from offices to 6 residential flats (planning reference: 15/00293/LBC).

8 July 2008 - listed building consent granted for alterations to convert former house from offices to 6 residential flats (planning reference: 08/1205/LBC).

Main report

3.1 Description of the Proposal

The proposal is for the erection of two detached dwellings to the south of Redhall House and positioned on the western boundary of the site adjacent to the Colinton Dell Walkway. The dwellings will be two storey in height with pitched roofs, dormers and a single storey element to the rear. Materials proposed are render and natural stone.

Six detached garages will be positioned to the rear of Redhall House to serve the six apartments within Redhall House granted in application 18/09641/FUL. These are single storey with a pitched roof. Materials proposed are natural slate, cast iron and dry dash render.

Landscaping improvements are proposed to the front of Redhall House and the area of open space to the south. These include new planting and improved linkages from the site into the Colinton Dell and Water of Leith Walkway.

Supporting Information

The following information was submitted with the application:

- Design Statement;
- Ecology Report;
- Stage 2 Bat Survey;
- Tree Report; and
- Surface Water Management Plan.

These documents are available to view on the Planning and Building Standards online portal.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Do the proposals comply with the development plan?

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

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

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of development is acceptable;
- b) the proposals will have an adverse impact on the setting of the listed building;
- c) the development of the site would be detrimental to protected species, trees, or the design of landscaping;
- d) the proposed scale, design and materials are acceptable;
- e) the proposals will result in an unreasonable loss of neighbouring amenity;
- f) the proposals provide sufficient amenity for the future occupiers of the development;
- g) the proposals will affect road safety;
- h) the proposals have any equalities or human rights impacts;
- i) there are any other material considerations and,
- j) comments raised have been addressed.

a) The Principle of Development

The north of the site is allocated as an 'Urban Area' within the Edinburgh City Local Plan. Housing development is permitted in principle within the Urban Area by Edinburgh City Local Plan Policy Hou 1 (Housing Development), subject to it being compatible with other plan policies.

The remainder of the site to the south is allocated as 'Open Space'. Policy Os 1 states that, "proposals involving the loss of open space will not be permitted unless it is demonstrated that;

- a) there will be no significant impact on the quality or character of the local environment;
- b) the open space is a small part of a larger area of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value; and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space, or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss."

The area of open space is identified as a large grassed area with mature trees on the fringes, in the Council's Open Space Audit. Whilst the site experiences a level of informal use, the small area of the site proposed for development is of limited amenity and leisure value and would not lead to a deficiency in green space provision within the site or the wider area and complies with the first part of policy Os1.

The proposal includes landscaping improvements to the south of the Redhall House, although this open space is within private ownership and will not provide any benefit to the wider community. While there is limited loss of open space, this has to be balanced against the benefit of having Redhall House restored and an exception to part (d) of the Policy is justified.

The proposal includes a change of use from training centre to six residential units. Policy Hou 5 supports the proposed conversion to residential use. Hou 5 sets out the criteria for which planning permission will be granted for the change of use of the existing building in non-residential use to housing. The proposal is compatible with adjacent residential and commercial uses.

b) Setting of the Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:-

In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Historic Environment Scotland's document 'Managing change in the Historic Environment - Setting' states;

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

The document states that where development is proposed it is important to:

- Identify the historic assets that might be affected;
- Define the setting of each historic asset; and
- Assess the impact of any new development on this.

HEPS Policy HEP4 ensures that any changes to specific assets protects the historic environment and should be enhanced where possible. The Edinburgh City Local Plan Policy Env 3 states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

Setting is defined in the Scottish Planning Policy as, "*... more than the immediate surroundings of a site or a building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of (or) townscape, the view from it or how it can be seen from areas around about, or areas that are important to the protection of the place, site or building*".

The current setting of Redhall has been compromised with the formation of a large car park adjacent to the principal elevation. In addition, previous development on the wider land associated with the house has reduced the landscape setting.

The proposed development provides the opportunity to return a landscape setting to the principal elevation of the property and provide an appropriate setting for the listed building. The location of the two houses has been appropriately positioned to ensure that they do not dominate Redhall House. The open views of Redhall House across the open space are maintained.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the setting of the listed building and provide a positive outcome for the development of the listed building. The proposed development will not have an adverse impact on the setting of Redhall House and will comply with Env 3.

c) Protected Species, removal of trees and design of landscaping

Local Plan Policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected under UK or European law. Prior to the granting of any planning permission it must be determined that the proposals will not have any detrimental impact on the species.

An Ecology and Stage 2 Bat Survey was undertaken and submitted as part of the planning application. This development will have an effect on a European protected species, in this case bats. Therefore, in accordance with the Habitats Regulations, the applicant will be required to obtain a derogation licence from Scottish Natural Heritage. Prior to issuing this licence it is necessary for the applicant to be in receipt of planning permission. An informative has been attached requiring a licence to be obtained from SNH prior to the commencement of development.

Local Plan Policy Env 12 also seeks to protect trees that are worthy of retention. A tree survey has been submitted as part of the application. The proposal will result in the loss of five out of forty-six trees of mixed species some of which are in poor condition and would be required to be removed. The proposal includes new landscaping and tree planting for the site and the replacement planting will compensate for these minimal losses. A condition is proposed to require the further submission of landscaping details including tree planting.

d) Scale, Design and Materials

Policy Des 1 (Design Quality and Context), of the Edinburgh City Local Plan states that 'planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a high quality, sustainable living or working environment. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place, security and vitality. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance. In addition, Policy Des 3 (Development Design) of the Edinburgh City Local Plan only permits development which satisfies a number of detailed design criteria. It states that development should 'have a positive impact on its setting, having regard to the positioning of buildings on the site, their height, scale and form, materials and detailing, wider townscape and landscape impacts and impacts on views.'

The Redhall House Development Brief (April 2004) states that "the areas of open space to the south, west, north and north-east (the car park) of Redhall House are part of its immediate setting and development here would be unacceptable. The brief also outlines the key challenge is to retain and enhance the importance of Redhall House as the principal element in an "estate grounds" setting. It also details that a full historical survey of the House's designed landscape should be carried out and inform the contextual analysis and landscape management plan."

The new development is for the construction of two, two storey detached dwellings located to the south west of Redhall House. Their location will minimise the impact on the setting of the listed building and allow undisturbed views from within the listed building. It will also ensure that the open grounds of the garden are not encroached upon. The style of the buildings is similar to those modern developments surrounding the site and the palette of materials range from render, natural stone and glass balustrading.

The site does not fall within any of the protected view cones referenced in the Colvin and Moggridge skyline study of December 2010 as outlined in the Edinburgh Design Guidance.

The proposal accords with LDP Policy Des 1 and Des 3.

e) Amenity

The proposed residential development of the site will not have a detrimental impact on neighbouring residential amenity. The proposal includes areas of open space and is capable of providing sufficient play and green space for prospective residents. There would be no adverse noise impacts on neighbours resulting from the development.

f) Road Safety

Policy Tra 2 in the LDP deals with private car parking and states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council Guidance.

Car Parking Standards are set out in the EDG. Each dwelling has both a private garage and a front driveway, giving a total of three parking spaces. Cycle storage can be provided within the private garages. The proposal complies with the maximum standard set in the EDG and Policies Tra 2 and Tra 3 in the LDP.

The Roads Authority was consulted and raised no objections to the application, provided a number of informatives were attached.

The application raises no issues in respect of transport.

g) Equalities and Human Rights

The layout and site levels will create an accessible development for those with mobility difficulties. Parking spaces are capable of being used as disabled spaces. Level access into dwellings is provided and there is space on the stairs to fit stair lifts, should these be required in the future. Internal layouts are relatively flexible to adaptation.

h) Any other material considerations

Enabling

In this case the applicants have put forward an argument that this is an "enabling development" which is where the new buildings being proposed are necessary to fund the future use of the existing category B listed buildings which is on the buildings at risk register. In support of the proposal, the applicant has submitted an Enabling Case Report. The applicant has presented a case that the quantum of proposed new build development is required to repair and convert Redhall House.

While there is no specific local plan policy relating to enabling development Scottish Planning Policy states:

"142. Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset."

The first element of this statement requires the enabling case to be the only means of retaining the listed buildings. In considering this question, the continued use of the listed buildings in their existing use and the redevelopment of the listed buildings alone need to be assessed.

Continued Use

Redhall House has been vacant for a number of years and the former use was as an office/ training facility for the Council. The site was disposed of to the current applicant in 2007. Due to the out of centre location and residential nature of the surrounding environs, it is accepted that the continued use of the building as an office/ training facility is not realistic.

Alternative use of listed buildings

Enabling cases frequently relate to buildings which have been derelict for many years and have little or no value. The site was purchased in December 2007 for £1,734,332. No analysis has been provided by the applicant regarding whether or not it would be possible to utilise the building for an alternative use. However, given the current condition of the property, the costs of refurbishment would be considerable regardless of the use. An alternative use of the building other than as residential is not considered to alter this assessment.

It is therefore accepted that the only financially sustainable future for the listed building is for an enabling development to cross fund the redevelopment of the listed building and limit the overall loss. The developer has accepted that the scheme is loss making and this proposal is seeking to limit the loss from the redevelopment of the listed building.

The build costs for the conversion of the main house into 6 flats are the same base rate that was adopted in 2015. As part of the analysis of the case at that time the Council asked Thomas & Adamson to review the figures who confirmed that they were appropriate for the project. An analysis of the financial assessment for this application was undertaken and the figures accepted.

A listed building application for the conversion of Redhall House into six flats was granted consent in January 2019 (planning reference: 18/09641/LBC). If planning permission is granted a legal agreement would need to be prepared to link the applications together and agree a programme of works to ensure that work on Redhall House was delivered alongside the new build works.

Flooding

A Surface Water Management Plan has been submitted. Flooding has raised no objections to the application.

Children and Families

The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme. No additional primary school infrastructure has been identified as being required in the Zone.

A contribution towards education infrastructure is therefore not required.

Archaeology

No objections have been raised to the application subject to a condition being applied relating to a written scheme of investigation being applied to any consent for the site.

i) Public Comments

Material Representation - Support

- A good opportunity to restore Redhall House and enhance the landscaping
- The proposals fit sympathetically to the surrounding development.

Conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the setting of the listed building and provide a positive outcome for the development of the listed building.

The principle of development change of use and loss of open space is considered justifiable. The proposal represents an appropriate form of development in this sensitive location which will not detract from the setting of the listed building and maintains and improves the landscape setting of the site. There will be no adverse impact on the amenity of existing neighbours and a satisfactory level of amenity will be provided for the future occupiers. The proposal raises no issues in respect on transport. The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance. There are no material considerations that outweigh this conclusion and approval is recommended.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, 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 required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) 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 for the approval of the Planning Authority.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
3. No development shall take place within until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority.
4. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".
5. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the approval of the Planning Authority.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

3. In order to safeguard the interests of archaeological heritage.
4. In order to safeguard protected trees.
5. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded that links and phases the implementation of the listed building consent 18/09641/LBC for the restoration of Redhall House with the new development proposed under application 18/06942/FUL.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. 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.
4. 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.
5. 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.
6. 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.
7. No works connected with conversion of the property or other development works, as identified in the application, which have the potential to impact on a European protected species shall take place until a licence has been issued by SNH and a copy provided to the Planning Authority.

8. The applicant will be required to bring the proposed shared surface to the proposed site to an adoptable standard as required by the Council's 2017 guidance for road construction consent which requires vehicle or pedestrian way linking 3 or more dwellings to be brought/built to adoptable standards; The applicant proposes 15 parking provision for the proposed development (2 2bedroom; 4 3bedroom, and 2 5bedroom) and complies with the Council's 2017 parking standards in Zone 3.
Electric charging parking provision requirement is 1 in every six-parking provision. All garages should have EV charging provision.
The applicant proposes 2 disabled parking provision and complies with the Council's 2017 parking standards;
The applicant proposes 22 secure cycle parking spaces and complies with the Council's 2017 parking standards which requires a minimum of 22 secure cycle spaces(the plans show 10 cycle spaces in the basement cycle store of Redhall House, 6 cycle spaces in the garages to the rear of Redhall House and 6 spaces in the two proposed dwellings) ;
All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site.
The applicant is recommended to contact the Council's waste management team to agree details.

Financial impact

4.1 The financial impact has been assessed as follows:

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 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

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

A total of 29 letters of representation has been received all of supporting the proposed development.

Representations were received from the Craiglockhart Community Council in support of the proposal.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

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

Statutory Development

Plan Provision

Edinburgh City Local Plan - The site is designated as an Urban Area, a Local Nature Conservation site and the area to the south of Redhall House designated as Open Space.

Date registered

5 November 2018

Drawing numbers/Scheme

01-11,12A,13,14,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 18/09642/FUL At 7 Redhall House Drive, Edinburgh, EH14 1JE Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages; and the erection of two detached dwelling houses with all associated site development works and landscaping

Consultations

Environmental Protection

The applicant seeks planning permission to convert an existing building to form residential apartments and develop two new dwellings on adjacent plots. The site is in a residential area surrounded by existing dwellings with the Water of Leith bordering to the west.

Due to use of the site since the original dwelling was formed a site investigation will be required to ensure suitability for the proposed use before Environmental Protection can support the application. Environmental Protection has no objections to this proposed development, subject to the following condition:

- (a) A site survey (including intrusive investigation where necessary) 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.

Roads Authority

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. The applicant will be required to bring the proposed shared surface to the proposed site to an adoptable standard as required by the Council's 2017 guidance for road construction consent which requires vehicle or pedestrian way linking 3 or more dwellings to be brought/built to adoptable standards;*

2. *The applicant proposes 15 parking provision for the proposed development (2 2bedroom; 4 3bedroom, and 2 5bedroom) and complies with the Council's 2017 parking standards in Zone 3.*
3. *Electric charging parking provision requirement is 1 in every six parking provision. All garages should have EV charging provision.*
4. *The applicant proposes 2 disabled parking provision and complies with the Council's 2017 parking standards;*
5. *The applicant proposes 22 secure cycle parking spaces and complies with the Council's 2017 parking standards which requires a minimum of 22 secure cycle spaces (the plans show 10 cycle spaces in the basement cycle store of Redhall House, 6 cycle spaces in the garages to the rear of Redhall House and 6 spaces in the two proposed dwellings) ;*
6. *All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details.*

Children and Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (August 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2019).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the finalised Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (August 2018).

Assessment and Contribution Requirements

Assessment based on:

6 Flats

2 Houses

This site falls within the 'Firhill Education Contribution Zone'.

Using the pupil generation rates set out in the Supplementary Guidance, the development is expected to generate at least one additional primary school pupil but not at least one additional secondary school pupil.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme. No additional primary school infrastructure has been identified as being required in the Zone.

A contribution towards education infrastructure is therefore not required.

Archaeology

The archaeological and historic importance of Redhall House and the surrounding estate have been recognised within the CEC's 2004 Redhall House Development Brief. Constructed in 1758 the present B-listed Redhall House was constructed is a replacement of the 13th century Castle of the same name, which stood to the north of this site on a promontory overlooking the Water of Leith until finally demolished in 1755.

Therefore, this application must be considered therefore under Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) 2016 and Archaeology Strategy and CEC's Edinburgh Local Development Plan (2016) Policies ENV 4 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Historic Building Setting

The construction of the proposed new garages and detached houses will impact upon the setting of this regionally important historic building particular in relation to the Water of Leith. However, given the scale of the proposed garages in particular this impact in archaeological terms is considered to be low and acceptable.

Historic Building Alterations and Conversion

The proposals will require significant alterations to this listed Georgian House as part of its conversion into six apartments. Such works could important information regarding the construction, use, decoration and development of tis regional significant building.

Accordingly, it is essential that a comprehensive and detailed historic building survey is undertaken prior to and during development and during all internal strip-outs and downtakings. This recording will include drawn phased plans and elevations (both internal and external) combined with photographic and written surveys and analysis in order to provide an accurate record of this significant building.

Historic boundary walls and Entrance/gateway: conservation

The significant remains of an historic dry-stone estate wall and gateway survive and form the western boundary of the site overlooking the Water of Leith. The exact date of this wall and gateway are unknown although it certainly associated with the Gregorian House. It may however contain earlier fabric and in part associated with the estate surrounding the earlier Redhall Castle. Of particular interest is the semi-circular stretch of wall which forms the northern part of the public gateway into the site from the adjacent public foot path which may be of earlier date.

It is recommended therefore that in addition to its recording as part of the overall archaeological programme of works that a detailed conservation plan is submitted for approval for its conservation.

Buried archaeology

The archaeological evidence indicates that the application site is likely to contain significant archaeological remains relating to the development of the both the 18th century House and Estate and earlier medieval estate associated with its predecessor Redhall castle. The proposed development will require significant ground breaking /engineering works associated with construction, landscaping / new services etc as such this development must be considered as having an overall moderate archaeological impact. Accordingly, it is considered essential that a programme of archaeological excavation work is undertaken prior to development in order to fully excavate, record and analysis any significant buried remains affected by ground breaking.

This will require a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site. The results of this programme of evaluation will allow for detailed mitigation strategy to be produced and agreed to ensure the protection and/or excavation, recording and analysis of any surviving archaeological remains prior to/during construction, landscaping etc.

Public Engagement

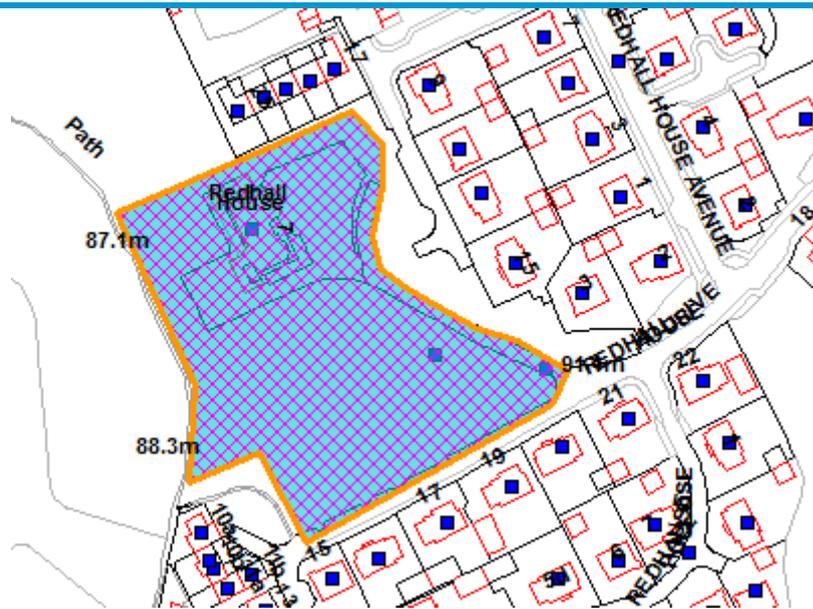
Further given the potential importance of these remains in terms it is recommended that this programme of works contain a programme of public/community engagement (e.g. lectures, viewing points, temporary interpretation boards) the scope of which will be agreed with CECAS.

It is therefore recommended that if consent is granted that the following condition be attached to ensure that a programme of archaeological works is undertaken prior to/during construction.

'No alterations/ development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, excavation, analysis & reporting, publication, conservation & public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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