

Development Management Sub Committee

Wednesday 9 December 2020

Report for forthcoming application by

DV4 Properties Orchard Brae Co Ltd. for Proposal of Application Notice

20/03938/PAN

at land adjacent to 30 Queensferry Road, Edinburgh Residential development with associated access, landscaping, parking and infrastructure.

Item number

Report number

Wards

B05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a residential development with associated access, landscaping, parking and infrastructure on Land Adjacent To 30 Queensferry Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 20/03938/PAN on Monday 14 September 2020.

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 approximately 1 hectare in area, bordered by Queensferry Road to the South, Orchard Brae to the East, and Orchard Brae Avenue to the North and West. There is currently a triangular seven storey, brown brick, office building, Orchard Brae House, on site with a two storey car parking building, surface car parking and landscaping. There are a number of mature trees and bushes along the site boundaries. Trees located on the south-west, south-east and north-east corners are the subject of a Tree Preservation Order.

The site is adjacent to Dean Conservation Area, the World Heritage Site and the New Town Gardens and Dean Landscape.

2.2 Site History

14 November 2007 - Application Withdrawn - Mixed use development comprising new-build residential to west, existing offices refurbished and new build offices, residential or hotel to east and associated car parking and landscape (ref: 07/00051/OUT).

01 November 2019 - Application Withdrawn - Residential development comprising 19 flats with associated amenities incl. car parking, bike stores, bin stores and landscape works (ref: 18/10356/FUL).

Main report

3.1 Description of the Proposal

The proposal is for the redevelopment of areas of existing car parks to the east and west of Orchard Brae House. The proposal is for residential development with associated access, landscaping, parking and infrastructure.

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 having regard to the development plan;

The site is located in the Urban Area as identified by the Local Development Plan (LDP). LDP Policy Hou 1 (Housing Development) supports housing development at suitable sites within the Urban Area, subject to other LDP policies. Proposals for residential development would be expected to address the principles of LDP Policy Hou 2 (Housing Mix), which requires an appropriate mix of residential units to meet the needs of the range of household types in the area, with regard to other considerations. Proposals would also be expected to demonstrate compliance with the terms of LDP Policy Hou 6 (Affordable Housing). The application site is located within Sub-Area CB-3 of the 'Craigroyston Broughton Education Contribution Zone' and at its current scale the proposal will likely require an infrastructure contribution in line with LDP Policy Del 1.

b) design, scale and layout are acceptable within the character of the area and the proposal complies with the Edinburgh Design Guidance

The proposals will be considered against the provisions of the LDP design policies and the Edinburgh Design Guidance. In particular, the proposed design will need to take account of:

How the proposed development will integrate with its surroundings; demonstrating that no harm will be caused to the qualities of the World Heritage Site, the setting of the Dean Conservation Area or the setting of the New Town and Dean Designed Landscape.

The impact on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity). This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3.

A Design and Access Statement will be required to support the application as well as a Daylight, Overshadowing and Privacy Assessment for both the proposal and neighbouring properties. Sufficient visual information will be needed to assess the impact of the proposal on the setting of the Dean Conservation Area, protected views outlined in Edinburgh Design Guidance and the setting of the Dean Cemetery,

c) The proposals will have an impact on the Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site;

The site is adjacent to the World Heritage site boundary, so the proposal will need to be assessed against local views and setting.

d) access arrangements are acceptable in terms of road safety, public transport and accessibility

The applicant will be required to provide transport information that demonstrates how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision. Information is also needed on the impact on traffic flow on local roads and access to public transport.

d) 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 including mature growth trees which are the subject of a Tree Preservation Order.

In order to support the application, it is anticipated that the following documents will be submitted:

- Air Quality Impact Assessment;
- Arboriculture Impact Assessment and Management Plan;
- Archaeology Statement;
- Daylight, Overshadowing and Privacy Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Landscape Strategy;
- Noise Impact Assessment.
- Phase 1 Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Planning Statement;
- Pre-Application Consultation report;
- Sustainability Statement;
- Sustainability Form S1;
- Townscape Assessment and
- Transport Statement.

The application will need to be screened for an Environmental Impact Assessment including the cumulative impact of the proposals.

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

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face to face public event.

The Proposal of Application Notice signposted a website (www.orchardbrae.scot) where members of the public could view proposals and submit comments between the 14 September 2020 and 6 November 2020 . The website was also to host an interactive question and answer session between 3.00pm and 8.00pm on the 21 October 2020 and provide details of how to obtain hard-copies of the consultation material. The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report.

Craighleith/Blackhall Community Council, Stockbridge/Inverleith Community Council and West End Community Council received a copy of the Proposal of Application Notice and Councillors Barrie, Mitchell, Osler and Whyte were notified of the proposals. Neighbours of the development site received flyers by post and the proposal was advertised in Edinburgh Evening News prior to the public consultation event.

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](#)

David R. Leslie

Chief Planning Officer

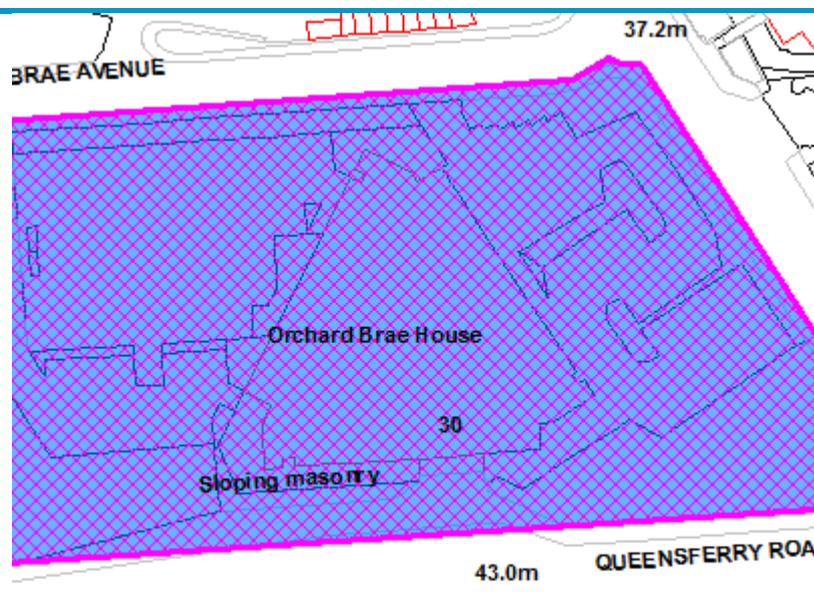
PLACE

The City of Edinburgh Council

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Location Plan



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