

Development Management Sub Committee

report returning to Committee - Wednesday 21 April 2021

**Application for Planning Permission 20/01949/FUL
at 120 Ferry Road, Edinburgh, EH6 4PG.
Demolish existing garage and create Class 1 convenience
store with 2 x residential units above.**

Item number

Report number

Wards

B04 - Forth

Recommendations

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

Background information

This application was continued at Committee on 17 March 2021 for the following reasons:

- further details of cycle parking;
- transport contributions and
- revised drawings.

This returning report sets out information in relation to this request.

Main Report

Cycle Parking

Further details of cycle parking have been provided and the additional drawings are available on the Planning Portal.

This shows the four residents' cycle spaces under the stairs of the access to the flats; two cycle spaces at the front of the shop for customers; and two staff cycle spaces at the back of the store. It has been clarified that these will be accessed from the side lane off Ferry Road which also provides access to the new flats.

Transport Contributions

There are no actions under the Action Programme which would justify a developer contribution from this development. However, the plans have been adjusted to show the current dropped kerb being removed with only a small section remaining for cycle access and trolleys from the loading on the other side of the road.

As the pavement and road are owned by the Council and outwith the application site, it would not be usual to add a condition to ensure this happens. A Road Occupation Permit will however be required for these works and there is a realistic prospect of this being granted. In order to safeguard the interests of road safety, a suspensive condition has therefore been added to ensure this can be delivered as part of this development. It is as follows:

Prior to the commencement of development, a road occupation permit shall be applied for from the Roads Authority for the amendments to the dropped kerb and the re-instatement of the pavement. If approved, the permit works shall be implemented prior to the first use of the retail development hereby approved.

Amended Plans

Amended site and ground floor plans have been submitted which now show the garden area to the back for the flats and the removal of the current dropped kerb with a small section retained.

Conclusion

The cycling parking and amenity ground for future occupiers is of a satisfactory standard complying with the Council's requirements. The additional condition will ensure that the amendments to the dropped kerb and pavement shall be in place before the retail unit is operational.

Overall, the proposals comply with the development plan and non-statutory guidance. The proposed use is appropriate in this location, the proposals will preserve the character of the conservation area and there will be no adverse impact on the setting of the listed building, there are no transport issues. There will be adverse impact on residential amenity. There are no other material considerations to outweigh this conclusion.

Links

Policies and guidance for this application

LDPP, LDES01, LDES04, LDES05, LEN05, LEN06, LEN03, LHOU01, LHOU02, LHOU04, LHOU03, LRET05, LTRA02, LTRA03, NSG, NSGD02, OTH, CRPLEI,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QA5YO2EWI1T00>

or Council Papers online

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