

Development Management Sub Committee

Wednesday 19 May 2021

Report for forthcoming application by

Hart Builders (Edinburgh) Ltd for Proposal of Application Notice

21/01797/PAN

at Silverlea Old Peoples Home, 14 Muirhouse Parkway, Edinburgh.

Residential development comprising of around 140 flats and colonies with associated roads, parking and greenspace.

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for a residential development comprising around 140 residential units including flats and colonies with associated roads, parking and greenspace.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 1 April 2021 (21/01797/PAN).

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 comprises:

- (i) the former Silverlea Care Home site at 14 Muirhouse Parkway, located on the north side of Muirhouse Parkway and within the urban area;
- (ii) an area of open space adjacent to the north of the Silverlea Care Home site. This open space is located within the Green Belt;
- (iii) an area of open space further to the north which lies immediately to the south of Silverknowes Caravan Park site. This open space is located within the Green Belt; and
- (iv) an unsurfaced footpath and the access to it from a point on the south side of Marine Drive. The said footpath is located within the Green Belt and is part of the larger area of open space designated in the Local Development Plan as a local nature conservation site.

Silverknowes Golf Course bounds the site to the west. The site is located to the west of a group of 8 category B listed houses at Nos.1-16 (inclusive numbers) Salvesen Crescent (Listed Building ref 45601).

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

An application for detailed planning permission will be submitted for a residential development comprising around 140 residential units including flats and colonies, with associated roads, parking and greenspace.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The proposed development will not have a serious detriment on the setting of any listed buildings and structures.

The site is close to a group of listed houses. The impact of the proposed development on their setting will be considered in relation to Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against the relevant policies in the Edinburgh Local Development Plan.

b) The principle of the development is acceptable in this location.

The acceptability of the proposed residential use located partly within the existing urban area and partly within the Green Belt is a key consideration. The southern part of the site is located in the urban area, as defined in the Edinburgh Local Development Plan. The Plan supports development within the urban area provided proposals are compatible with other policies in the plan. The remainder of the site is in Green Belt, as defined in the Edinburgh Local Development Plan. The Plan presumes against new build residential development in the Green Belt unless there are material planning considerations which indicate otherwise.

c) The design, scale, layout and materials are acceptable within the character of the area and contribute to a sense of place.

A key consideration is ensuring that the design, scale and layout are acceptable within the character of the area and integrate with the existing landscape from key views and approaches, and also that the proposal complies with the Edinburgh Design Guidance. The proposal will be considered against the provisions of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design and Access Statement will be required to accompany the application.

d) The proposal is not detrimental to the amenity of neighbours.

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance.

e) Access arrangements are acceptable in terms of road safety and public transport accessibility.

Pedestrian permeability and connectivity through the site and beyond are key considerations. The proposal should have regard to the Council's parking standards, transport policies in the Edinburgh Local Development Plan and the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application to assess the effects of the proposal on local infrastructure and the accessibility of the site. Consideration also needs to be given to enabling safe and convenient pedestrian and cycle movement into and through the site, where appropriate.

f) There are any other environmental factors that require consideration.

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-application Consultation Report.
- Planning Statement.
- Design and Access Statement.
- Transport Information.
- Sustainability Statement.
- Landscape and Visual Impact Assessment.
- Topographical information.
- Tree survey and tree constraints plan.
- Archaeological Assessment.
- Flood Risk Assessment and Surface Water Management Plan.
- Drainage Impact Assessment.
- Site Investigation Report and,
- Ecology report.

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 are taking place on this application.

8.2 Publicity summary of representations and Community Council comments

A dedicated Silverlea consultation web page will be utilised to engage stakeholders, share information and collect comments and feedback. The web page will explain and introduce the context of the PAN, including a summary of the wider Granton Waterfront Regeneration. A questionnaire will be included, and responders will have a three-week period, commencing 10 May 2021, to complete and return the questionnaire online.

A live digital event will be held on 17 May 2021 between 3pm and 5pm. The event will give an overview of the vision and principles for the development and will give respondents the opportunity to comment, ask questions and receive responses directly from the application project team.

Additionally, non-digital consultation is proposed. Paper copies of the presentation material will be made available on request in line with the Councils 'happy to translate' policy. The project team has requested the use of the Muirhouse Salvesen Community Council notice board to display printed information boards, mirroring the digital platform.

Posters will be displayed on and around the site giving details of the consultation and how to get involved.

The project team has requested the opportunity to present to the following groups via web conference with feedback live for a 3-week period from 10 May 2021 - 31 May 2021:

- Improving Muirhouse and Pennywell (IMP).
- Craigroyston Football Club (CYFC).
- Muirhouse/Salvesen Community Council and,
- Davidson Mains and Silverknowes Residents Association.

The consultation will be publicised as follows:

- The Granton Waterfront Regeneration mailing list and the Granton Waterfront stakeholder database will be notified of the consultation, including details of how they can contribute.
- Surrounding community councils and local ward councillors will be notified personally via email of the consultation.
- The consultation will be advertised in the Edinburgh Evening News at least seven days before the launch.
- The Council's various social media platforms will be utilised to publicise the consultation and,
- Leaflets will be delivered to around 1000 homes in the immediate surrounding area.

Feedback will be gathered from the various sources and will be summarised and published on the consultation hub.

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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