

Development Management Sub Committee

Wednesday 27 October 2021

Application for Planning Permission in Principle 21/00886/PPP at Land 46 Metres East of, 10 Currievale Park, Currie. Formation of 2 No. house plots on empty land.

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The proposal does not comply with the Local Development Plan. However, an exception to the infringement of LDP Policy Env 18 is justified in this instance due to the nature of the local environment being retained and the limited amenity value of the site.

The proposed residential units will be located in an established residential area and the current leisure and sports activities on the woodland space are limited. Details such as scale, form and design, amenity, transport and flooding will be considered at the Approval of Matters Specified in Conditions (AMC) application stage. The application has demonstrated that, subject to further detailed assessments, it is capable of delivering development that will make a positive contribution to the character of the area. There are no other material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEN18, LHOU01, LHOU03, LHOU04, LDES01, LDES04, LDES05, LTRA02, LTRA03, LTRA04, LDES03, NSG, NSGD02,

Report

Application for Planning Permission in Principle 21/00886/PPP at Land 46 Metres East of, 10 Currievale Park, Currie. Formation of 2 No. house plots on empty land.

Recommendations

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

Background

2.1 Site description

The application site is an area of designated open space consisting of trees and shrubs, i.e. woodland, to the north east of Currievale Park where it meets Currievale Grove. To the east of the site is Currie Community High School and its playing fields with a footpath linking the street with the school at the south eastern part of the site. To the north, south and west are houses which are mainly two storeys high.

The site extends to 0.49 hectares and is roughly rectangular shaped. The site is generally level over the southern part but drops down a sharp bank along its northern edge and also slopes away to the west. The open space was formerly part of the high school's grounds.

The street and surrounding area are residential. There are current proposals to replace the existing High School with a new school which involves reconfiguration of the school site.

2.2 Site History

No recent site history.

Adjacent history:

15 June 1993 - planning permission granted for extension to dwelling house at 10 Currievale Park (application number 93/00884/FUL);

30 September 1997 - planning permission granted for change of use from public open space to private amenity ground Currievale Estate Currie (Plot 1) at 10 Currievale Park Grove (application number 97/00778/FUL);

14 March 2007- planning permission granted for two storey side extension to detached house at 10 Currievale Park (application number 07/00542/FUL GRA).

20 August 2021 - planning application received for construction of a new ultra-low energy community high school, swimming pool and sports facilities plus associated landscaping and parking; demolition of existing school building at Currie High School, 31 Dolphin Avenue (application number 21/04443/FUL); and

10 September 2021 - planning permission granted for proposed 3G Pitch including floodlighting, fencing and spectators' area at Currie High School, 31 Dolphin Avenue (application number 21/02381/FUL).

Main report

3.1 Description of the Proposal

The proposal is for planning permission in principle for the creation of two house plots with a single detached dwelling on each plot.

The houses will sit roughly in the middle of the site on the level area and occupy approximately half the plot. They would be one and a half storeys high and it is proposed that these will be of a bespoke design with a driveway each and set in large gardens. One house is proposed to have four bedrooms and the other will have five bedrooms.

It is proposed that only the area of trees and shrubs needed for the dwelling houses and their garden areas would be cleared. The rest of the trees and shrubs/woodland would remain including most of that along the boundaries. A five metre landscape buffer is proposed along the eastern boundary fronting the footpath to the school playing fields.

Vehicular access will be taken from Currievale Park.

Supporting information

The following supporting information has been submitted:

- Planning Statement
- Design and Access Statement
- Drainage Assessment
- Preliminary Risk Assessment (i.e. flooding and drainage)
- Ecological Assessment
- Tree Survey and Arboricultural Constraints
- Transport Statement
- Sustainability Form S1
- High School Landscape Plans
- High School Phasing Strategy

These are available to view on the Council's Planning and Building Standards Online Services.

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.

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 housing on this site is acceptable;
- b) the proposal has any impact on nature conservation, natural heritage, ecology or woodland trees;
- c) the proposals are of an appropriate scale, form and design and will not have a detrimental impact on the character and appearance of the surrounding area;
- d) there is any impact on the amenity of neighbouring residents and the proposal would result in the creation of a satisfactory living environment;
- e) the proposal raises any issues in respect of parking and road safety;
- f) there are any other material considerations and
- g) any issues raised in the public comments have been addressed.

a) Principle of development

Policy Hou 1 (Housing Development) in the Edinburgh Local Development Plan (LDP) supports housing on suitable sites in the urban area, provided that the proposals are compatible with other policies in the Plan.

Policy Env 18 (Open Space Protection) 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 and
- b) the open space is a small part of a larger area or 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 application site is designated open space in the Local Development Plan (LDP) but the street and surrounding area are residential in character. The proposed development of two dwelling houses will be in an established residential area and is compatible with the prevailing land use. The principle of development is acceptable provided that the proposals comply with the other relevant policies in the LDP.

The site is identified as Open Space in the LDP. The trees do not have a Tree Preservation Order on them. The woodland will be cleared on the level part of the site for approximately half of the site. Open space on this part of the site will be lost. The trees and shrubs on the sloping bank to the north of the site and trees to the west will be retained. Landscaping proposed will be in a small narrow belt/line to the front of the proposed houses with a new planting buffer of trees to the east boundary. In terms of the streetscape, there will be an element of trees and shrubs in a landscape belt fronting the public road and the proposed dwellinghouses will sit within this woodland setting. Whilst there will be some loss of the native woodland, in the context of the site being in an established residential area and part of the woodland being retained with new planting proposed, there is unlikely to be a significant impact the impact on the quality or character of the local environment. The proposal complies with part a) of policy Env 18.

The application site is of limited value in terms of leisure activity or usable open space for activities such as sport although it is acknowledged that it provides amenity in terms of the streetscape environment and ecology. The site was formerly part of the high school's estate but is now fenced off from the street. It was not part of the open space structure included in the design of the now established residential development. In the wider surrounding area, there are areas of useable open space and trees belts and clusters. The trees and woodland are next to the playing fields of Currie Community High School. The Open Space Audit 2021 states that improvements have been made to Curriemuir Park to meet the open space standard (since 2010) and that Muir Wood Park was awarded a Green Flag in 2016. There is open space provision throughout the wider surrounding area. The proposal complies with part b) of policy Env 18.

There will not be an impact on the wider open space network or its continuity due to the site not being currently useable for leisure or sports activity. In terms of its biodiversity value, given that much of the trees and shrubs are to remain and that there will be new planting, the proposal will contribute to biodiversity on the site. The proposal complies with part c) of Policy Env 18.

Alternative equivalent open space provision will not be provided, and the proposal is not for a community purpose. The limited usability of the site in terms of both leisure or sports activity and for community purposes means that it is unable to provide for recreational needs of the community. The woodland is fenced in and, therefore, is not readily accessible for use by the community. In this context, the non-compliance with Policy Env 18 in terms of criteria d) and e) is justified in this case.

The proposal complies with policy Hou 1 and partly with policy Env 18. The non-compliance with policy Env 18 parts d) and e) regarding re-provision or community purpose is justified in this case.

b) Nature conservation, natural heritage, ecology and trees

LDP Policy Env 12 (Trees) states that development should not damage trees protected by a Tree Preservation Order or any other tree worthy of retention.

LDP Policy Env 16 (Species Protection) states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law.

LDP Policy Des 3 (Development Design (Incorporating and Enhancing Existing and Potential Features)) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

To enable development, trees and shrubs will need to be cleared. The Tree Survey and Arboricultural Constraints Report states that the majority of the tree cover within the centre of the site is comprised of clonal willow coppice of around 15 years of age, all multi stemmed, and many beginning to disintegrate and split apart. Trees of note within the site identified in the tree survey are a rowan midway along the southern boundary, a group of two maple and one sycamore in the south west corner growing in the grass verge, and a group of two early mature silver birch and a Corsican pine growing towards the north east corner of the site.

The Ecology Assessment states that as relatively young plantation woodland with the ground layer dominated by grasses, there is no particular significance to the habitat in terms of diversity or high value. However, it does provide opportunities for nesting birds and small mammals (mice, shrews etc) and invertebrates will be present. The Assessment gives recommendations relating to vegetation clearance, bird nest checks, burrows, landscape, grasslands, hedgehog friendly fencing and bat and bird boxes.

Trees forming the woodland are a feature on the site and the proposed development will incorporate trees and provide new tree planting.

A detailed landscape plan; including all proposed new planting and boundary treatments will be required in any subsequent Approval of Matters application. A Construction Environmental Management Plan -Biodiversity (CEMP -Biodiversity) will be required to be submitted with any forthcoming Approval of Matters Specified in Conditions (AMC) application.

The proposal can, with the use of a condition, comply with policies Env 12 and Env 16.

c) Scale, form and design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

LDP Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site; and the materials and detailing.

LDP Policy Hou 4 (Housing Density) states that the density of a development on a site will be dependent on its characteristics and those of the surrounding area; the need to create an attractive residential environment within the development; the accessibility of the site to public transport; and the need to encourage and support the provision of local facilities necessary to high quality urban living. It goes on to explain that in established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

The Edinburgh Design Guidance establishes key aims for new development including:- the need to have a positive impact on the immediate surroundings; the wider environment; landscape and views, through its height and form; scale and proportions; materials and detailing; positioning of buildings on the site, integration of ancillary facilities; and the health and amenity of occupiers.

Detailed design matters and the scale and form of the house would be assessed through any subsequent application for approval of matters specified in the conditions of any planning permission in principle granted.

The applicant has submitted indicative design proposals including site layout and the size and design of the proposed dwelling houses. A Design and Access Statement has been submitted, which includes an analysis of site constraints and opportunities. The indicative design proposal shows two detached houses within the site. This would be in keeping with the low-density housing development in the street and surrounding area. The proposal recognises the sensitive nature of the site and woodland setting. Accordingly, the number of houses developed on site should be limited to two.

The layout, number and scale of new houses should be derived from a full landscape character appraisal that identifies constraints and opportunities to mitigate negative impact.

Given that this is an application for planning permission in principle, it is recommended that design parameters including matters relating to scale, form and design are established through a condition. The proposed dwelling houses are indicated as being much larger than those in the surrounding area and this design detail will be considered in the Approval of Matters Specified in Conditions (AMC) application.

The proposal will be required to comply with policies Des 1, Des 4, and Hou 4 in any subsequent Approval of Matters Specified in Conditions (AMC) application.

d) Amenity

LDP Policy Des 5 (Development Design - Amenity) states that planning permission will be granted for the development where it is demonstrated that the amenity of neighbouring residents will not be adversely affected.

LDP Policy Hou 4 (Housing Density) takes account of the need to create an attractive residential environment within the development.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

The Edinburgh Design Guidance states that private open space/gardens should be designed for a range of functions and advises of minimum floor sizes.

Neighbouring Amenity

The proposed dwelling houses will face a public street and be next to a path and high school grounds. They will mainly be in a gable-to-gable position with the existing house to the west and the Design and Access Statement shows that the trees to the rear will be retained. The indicative drawings show that the development could comply with the Edinburgh Design Guidance advice on privacy and overlooking, daylight and sunlight. These matters will be assessed in greater detail through any forthcoming AMC (approval of matters in conditions) applications.

Amenity of future occupiers

The Edinburgh Design Guidance sets out minimum internal floorspace requirements for new residential development and guidance in relation to sunlight, daylight and privacy expectations.

Based on the indicative layout, it is considered that adequate amenity can be achieved in respect of daylight, sunlight, privacy and open space. These matters are recommended to be conditioned and will be assessed in the details of any forthcoming Approval of Matters Specified in Conditions Applications (AMC).

The proposal will be required to comply with policies Des 5, Hou 4 and Hou 3 in any subsequent Approval of Matters Specified in Conditions (AMC) application.

e) Parking and road safety

LDP Policies Tra 2 - Tra 4 sets out the requirements for private car and cycle parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

Policy Tra 2 (Private Car Parking) 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.

Policy Tra 3 (Private Cycle Parking) states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

Policy Tra 4 (Design of Off Street Car and Cycle Parking) sets out that design considerations which will be taken into account. This includes location of parking, structured planting, safety and community recycling space.

The Edinburgh Design Guidance (EDG) sets out the maximum number of car parking spaces for new development.

The proposal must comply with Parking Standards set out in the Edinburgh Design Guidance and this includes cycle parking. The indicative drawings show that each dwelling house will have a driveway, double garage and cycle storage. The Roads Authority has advised that it has no objections to the application subject to conditions or informatives as appropriate in relation to car and cycle parking and access arrangements.

Details of the proposed parking would be assessed through any subsequent application for AMC (approval of matters specified in the conditions) of any planning permission in principle granted.

The proposal will be required to comply with policies Tra 2- Tra 4 in any subsequent Approval of Matters Specified in Conditions (AMC) application.

f) Other considerations

Archaeology

LDP Policy 8 (Protection of Important Remains) states that development will not be permitted which would damage or destroy non-designated archaeological remains which the council considers should be preserved in situ.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) states that planning permission of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and if required a field evaluation.

The City Archaeologist has advised that although within an area of archaeological potential it is considered unlikely that significant insitu archaeological remains will survive or be impacted upon by these proposals. Therefore, it is concluded that there are no known archaeological implications regarding this application.

The proposal complies with policies Env 8 and Env 9.

Flood Planning

LDP Policy Env 21 (Flood Protection) states that planning will not be granted for development that would increase flood risk or be at risk of flooding.

The Planning Committee on 30 March 2017 approved the implementation of a certificate procedure in relation to assessing potential flood impacts as a result of new development proposals during the application process.

Flood Planning has advised that there are historic flooding issues at Currievale Drive. Therefore, a condition is recommended requiring a drainage layout drawing and post-development overland flow path drawing. The drainage arrangement should incorporate runoff interception features along the northern boundary to reduce the risk of runoff and exceedance flows causing a flood risk to neighbouring properties.

The proposal will be required to comply with policy Env 21 and demonstrate this in any subsequent Approval of Matters Specified in Conditions (AMC) application.

Waste

The indicative drawings show a recycling and refuse storage building. The applicant or developer will be responsible for agreeing a Waste Strategy with the Council's Waste Services.

Developer Contributions

LDP Policy Del 1 (Developer Contributions) requires contributions to the provision of infrastructure to mitigate the impact of development. The Action Programme and Developer Contributions and Infrastructure Delivery Supplementary Guidance sets out contributions required towards the provision of infrastructure.

Communities 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.

Communities and Families has advised that using the pupil generation rates set out in the Supplementary Guidance, a development of two houses is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required

Healthcare

The application site is situated in the Pentlands Healthcare Contribution Zone and a developer contribution of £702 per house is required. A legal agreement is necessary to secure the developer contribution of £1404. The developer will be required to pay these monies in advance of the commencement of development.

g) Public Comments

Material objections

- Alter character of area. Addressed in 3.3a).
- Loss of trees. Addressed in 3.3b)
- Impact on ecology and wildlife. Addressed in 3.3a) and 3.3b).
- Amenity. Addressed in 3.3d).
- Traffic and road safety. Addressed in 3.3e).
- Flooding risk. Addressed in 3.3f).

Non material comments

- Used for conservation projects (schools and local people). Not owned by school. Not a material planning consideration.
- Construction work and disruption. Not a material planning consideration.
- Loss of access to woodland/trees. Woodland in private ownership and access rights are not responsibility of the planning authority
- Green belt. Not in Green Belt.
- Impact on conservation area. Not in conservation area.

CONCLUSION

The proposal does not comply with the Local Development Plan. However, an exception to the infringement of LDP Policy Env 18 is justified in this instance due to the nature of the local environment being retained and the limited amenity value of the site.

The proposed residential units will be located in an established residential area and the current leisure and sports activities on the woodland space are limited. Details such as scale, form and design, amenity, transport and flooding will be considered at the Approval of Matters Specified in Conditions (AMC) application stage. The application has demonstrated that, subject to further detailed assessments, it is capable of delivering development that will make a positive contribution to the character of the area. There are no other material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Notwithstanding the submitted drawings and for avoidance of doubt, the indicative design proposal and sections submitted as part of the PPP application do not represent an approved scheme and all matters are reserved.
2. 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.
3. Before any work on the site is commenced, details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submission(s) shall be in the form of a fully detailed layout and shall include detailed plans, sections and elevations of the buildings and all other structure, including detailed street elevations.
- Approval of Matters:
- a) Height, massing and siting of all buildings;
 - b) A detailed specification of all proposed materials, including hard landscaping;
 - c) Design and external appearance of all buildings, roof form, open space, public realm and other structures;
 - d) Existing and finished site and floor levels in relation to Ordnance Datum;
 - e) Roads, footways, cycleways, servicing and layout of car parking and cycle parking provision meeting Edinburgh Street Design Guidance
 - f) Waste management and recycling facilities;
 - g) Daylight, privacy and overshadowing information to assess the amenity of future occupiers within the development and impacts on neighbouring amenity;
 - h) Surface water management, drainage arrangements, SUDS proposals and SUDS maintenance plan. Including a drainage layout drawing and post-development overland flow path drawing. The drainage arrangement should incorporate runoff interception features along the northern boundary;
 - i) Landscaping:
 - (i) Detailed soft and hard landscaping plan and levels;
 - (ii) A schedule of all plants and trees to comprise species, plant size and proposed number and density;
 - (iii) Inclusion of hard and soft landscaping details including tree removal;
 - (iv) Landscape management plan including schedule for implementation and maintenance of planting scheme;
 - (v) Any boundary treatments, including noise barriers;
 - (vi) Biodiversity - improvements such as inclusion of hedges and raingardens and a Construction Environmental Management Plan -Biodiveristy (CEMP - Biodiveristy).
4. Trees that are retained on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 "Trees in relation to design, demolition and construction".

Reasons:-

1. In order to secure the proper planning of the area.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to safeguard protected trees.

Informatives

It should be noted that:

1. It should be noted that consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to all of those matters identified in the proposed Heads of Terms.
These matters are:

Health Care

Pentlands Health Care Contribution Zone: £702 x 2 units = £1404.

2. a) Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

b) The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.
3. The developer must submit a maintenance schedule for the SUDS infrastructure for the approval of the Planning Authority.
4. Detailed design is expected to comply with Edinburgh Design Guidance
5. Car and cycle parking spaces to be provided per current parking standards including electric vehicle charging points.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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:

The application has been assessed and has no impact in terms of equalities or human rights.

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

Twelve objections received.

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**

Local Development Plan - Open Space and Urban Area.

Date registered

25 February 2021

Drawing numbers/Scheme

01.,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jackie McInnes, Planning officer

E-mail: jackie.mcinnnes@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

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

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in 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 Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

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 in Principle 21/00886/PPP at Land 46 Metres East Of, 10 Currievale Park, Currie Formation of 2 No. house plots on empty land.

Consultations

Archaeologist

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the formation of 2 No. house plots on empty land.

Although within an area of archaeological potential, the site appears to be had been significantly disturbed/impacted upon by either the construction of the nearby housing estate or Currie High School. It is therefore considered unlikely that significant insitu archaeological remains will survive or be impacted upon by these proposals. Therefore, I have concluded there are no known archaeological implications regarding this application.

Please contact me if you require any further information.

Flood Planning - first response 9 April 2021

Thank you for the consultation request. I have reviewed the drainage assessment and have the following comments to be addressed by the applicant:

- 1. Please provide a signed copy of the declaration certificate A1, provided on page 13 of the link below:
o <https://www.edinburgh.gov.uk/downloads/file/22711/flood-risk-and-surface-water-management-plan-requirements> (Page 13)*
- 2. Underground attenuation is proposed. We recommend the applicant consider above ground surface water attenuation and treatment features. Above ground features that are integrated into the landscape, such as raingardens, allow for easier maintenance and identification of potential reduction in storage capacity or blockages. SUDS features that encourage evapotranspiration and infiltration also have the potential to reduce the volume of surface water discharging from the site. We are also keen to see SUDS features that encourage wider benefits such as biodiversity improvements.*
- 3. Do you have a drainage layout drawing that you are able to provide?*
- 4. Please identify the surface water flow paths in the post-development scenario. This should include runoff from outside of the site, from unpaved areas within the site, and from paved areas in events which exceed the capacity of the drainage system. The purpose of these drawings is twofold. First, to understand if there is any significant re-*

direction of surface flows to surrounding land. Second, to identify if surface water will flow towards property entrances and sensitive receptors.

5. A surface water discharge rate of 0.3l/s is proposed. Please confirm that the outflow control is not too small to pose a blockage risk. CEC do not generally accept flow control devices which are less than 75mm in diameter, as they pose an increased blockage and maintenance risk. Also note that Sewers for Scotland 4 allows privately maintained flow control devices with lower diameters (30mm). I believe this is a Scottish Water requirement and we therefore recommend consulting with Scottish Water to agree a proposed surface water discharge.

Flood Planning - second response 17 June 2021

Thank you for sending through the applicant's responses.

There are historic flooding issues at Currievale Drive. Due to the topography and historic flooding issues, we would request the applicant implement interception features around the site boundary to intercept runoff and mitigate the potential flood risk to neighbouring properties.

Flood Planning - Third response 1 July 2021

The online SEPA flood maps are indicative and may not always adequately represent flood risk. We have records of historic flooding at Currievale Drive - likely a result of pluvial runoff from the south.

The topographical survey and overland flow path drawing in Appendix B of the Drainage Assessment indicate overland flow paths from the site flowing north towards Currievale Drive. Introducing interception features, such as filter trenches or similar, along the northern boundary of the site may have the potential to intercept any overland surface water flow before this leaves the site - potentially providing a flood risk benefit to properties on Currievale Drive.

Please let me know if you or the applicant has any further queries.

Flood Planning - fourth (final) response 7 July 2021

We would accept a condition in this instance, but would expect the information be provided at the FUL planning application stage - once the design has developed further.

The wording of the condition can be amended, but we would request something similar to:

o The applicant should provide a drainage layout drawing and post-development overland flow path drawing. The drainage arrangement should incorporate runoff interception features along the northern boundary to reduce the risk of runoff and exceedance flows causing a flood risk to neighbouring properties.

Let me know if you or the applicant has any further queries.

Children & 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.

Using the pupil generation rates set out in the Supplementary Guidance, a development of two houses is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.

Roads Authority

Summary Response

No objections to the application, subject to the following being added as conditions or informatives as appropriate;

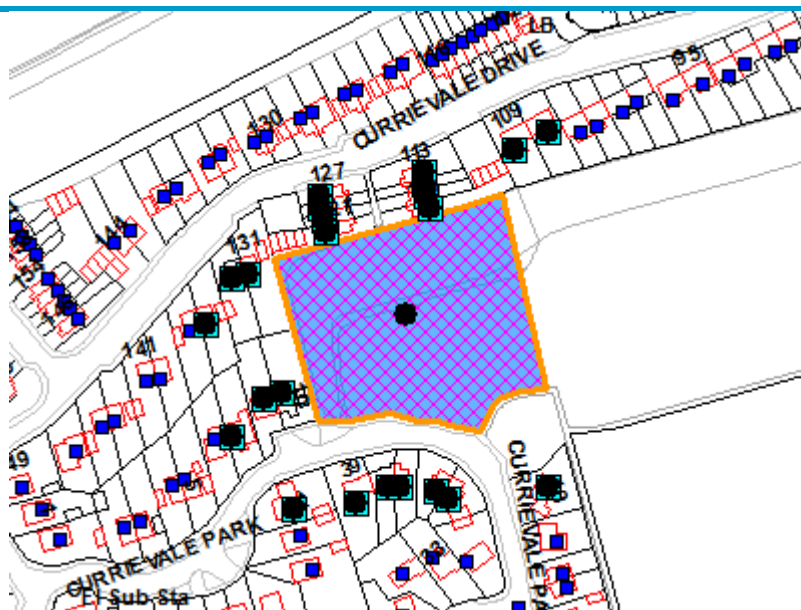
1. Car/cycle parking and access arrangements to be reserved matters.

Full Response Summary Response

No objections to the application, subject to the following being added as conditions or informatives as appropriate;

1. Car/cycle parking and access arrangements to be reserved matters.

Location Plan



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END