

Development Management Sub Committee

Wednesday 12 January 2022

Report for forthcoming application by

City Of Edinburgh Council Housing Services for Proposal of Application Notice

21/06024/PAN

at 7 Murrayburn Gate, Edinburgh, EH14 2SS.

Proposed affordable housing development with associated infrastructure and landscape.

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for a proposed affordable housing development with associated infrastructure and landscaping.

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 application site ('the site') is located within the urban area of the city in Wester Hailes and measures approximately 1.42 hectares. The site has been previously developed and is the former location of the Wester Hailes Health Centre. The site also comprises a small area of existing housing and public realm at Murrayburn Place,

The site is bounded to the west by Murrayburn Gate road beyond which immediately lies the West Side Plaza shopping centre, to the north by residential properties at Murrayburn Place which measure between three and five storeys in height, to the south by a railway line and, to the east by a public footway beyond which Canal View Primary School is located within an open space setting. The public footway also provides a southward connection beneath the railway line.

Previous health centre buildings at the site have been cleared, and there are a number of trees around parts of the site's edge associated with the former landscaping scheme of the health centre and the telephone exchange building. The site's gradient where the health centre once stood varies with a noticeable slope at its northern extents, where land levels are approximately one storey lower in height than the southern parts of the site. A retaining wall is located in the centre of the site, where it transitions to Murrayburn Place, and the site also slopes down to Murrayburn Gate and its pavement at the west side of the site, signifying the varied land levels. A raised footway provides a link from the site over Murrayburn Gate to the neighbouring shopping centre. The northern and southern parts of the site are level.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The applicant's description of the proposal is for affordable housing development with associated infrastructure and landscape.

It is anticipated the proposal may be a major development and no further details on the proposal are submitted at this time with the proposal of application notice.

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;

The site is located within the urban area as defined by the Edinburgh Local Development Plan (LDP) (2016). The acceptability of the proposal at this location in principle will be considered in the context of LDP Policy Hou 1 (Housing Development) which supports housing in the urban area subject to compliance with other relevant policies in the LDP.

Small parts of the site's edges are shown as Open Space (LDP reference: GRE 33 - Harvester Way - Hailesland Road) and any impact on this open space in the context of LDP Policy Env 18 Open Space Protection would need to be considered by the applicant as part of any planning application.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

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

The applicant will be required to comply with all relevant design policies within the LDP as well as non-statutory guidance where applicable (e.g., Edinburgh Design Guidance).

A Design and Access Statement will be required to support the application. An assessment of the impacts on amenity of neighbouring and future occupiers, as set out in LDP Policy Des 5 (Development Design - Amenity) is also required. This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3 (Private Greenspace in Housing Development) and a Noise Impact Assessment should be submitted as part of the application.

The design will also be required to demonstrate compliance with the 13 guiding principles of sustainable development as outlined in Scottish Planning Policy.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

Pedestrian permeability and connectivity through the site and beyond will be key considerations. LDP transport policies and the Edinburgh Design Guidance including the Edinburgh Street Design Guidance and relevant factsheets will apply to the proposal. The applicant will be required to provide transport information including a travel plan and will need to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

d) There are any 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.

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

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Sustainability Form S1;
- Daylight, Privacy and Overshadowing Information;
- Transport information;
- Waste Management Information and Servicing Strategy;
- Ground investigations/Site investigations;
- Drainage Information and Surface Water Management Plan.
- Noise Impact Assessment;
- Air Quality statement;
- Landscape Management and Maintenance Plan;
- Tree survey and tree protection plan and
- Protected Species/Ecology Information.

As the application will fall under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Planning Authority will therefore be required, by law, to undertake screening to determine whether an Environmental Impact Assessment will be required.

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.

Following receipt of the proposal of application notice (PAN) the applicant has given details of a dedicated project website (<https://www.murrayburngateedinburgh.co.uk/>) where members of the public will be able to view proposals and submit comments. An interactive consultation event was scheduled on 08 December 2021 between 3pm and 7pm. Between these times a web chat function was available on the webpage and a member of the project team was available to answer any questions. The closing day for comments via the website was 21 days after the live event (29 December 2021), and the website was live 7 days in advance of the live event. The live event was to be advertised in the Edinburgh Evening News a minimum of seven days prior to the eventing being held; no details of the publication date are submitted at the time of writing. The applicant has advised that details for a second event will be confirmed in due course.

The results of the consultation event(s) will be submitted with the future planning application as a Pre-application Consultation (PAC) Report.

The applicant notes in the PAN application form that there is no active community council in this area to notify, however they have agreed to send a copy of the PAN to Juniper Green community council and Sighthill/Broomhouse & Parkhead community council for the attention of any interested parties. The applicant also agreed to carry out a letter-drop to neighbouring properties and public areas. Local ward councillors were notified on 12 November 2021 and included Councillor Graeme Bruce, Councillor Neil Gardiner, Councillor Ricky Henderson, and Councillor Susan Webber.

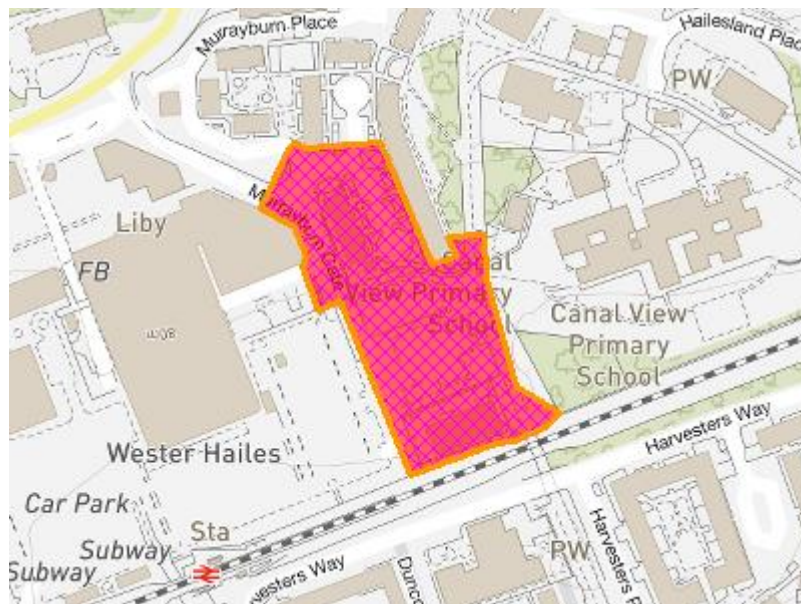
Background reading/external references

- 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 Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Sean Fallon, Planning Officer
E-mail:sean.fallon@edinburgh.gov.uk Tel:0131 469 3723

Location Plan



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