

Development Management Sub Committee

Wednesday 28 August 2019

Report for forthcoming application by

City Of Edinburgh Council. for Proposal of Application Notice

19/02885/PAN

At Proposed Roseburn To Union Canal Cycleway, Dalry Road, Edinburgh

The development of a new Cycle Link between Roseburn Path and Union Canal, in order to deliver a safe, family friendly network across the city (previous consultations undertaken under reference 16/01908/PAN).

Item number

Report number

Wards

B07 - Sighthill/Gorgie

Summary

The purpose of this report is to inform the Development Management Sub Committee of a forthcoming application for planning permission for the development of a new off-road cycle link between Roseburn Path and the Union Canal, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 11 June 2019.

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 (2.78 hectares) comprises tracts of land associated with a former railway. The site extends from the junction of Sauchiebank and Russell Road in the north west to the West Approach Road and Telfer Subway to the south east. The site area is mainly woodland with open space, including the existing Dalry Community Park to the south east.

The site is subdivided into 3 component parts, these being separated by the Mid Calder Railway line and Dalry Road:-

1) The northern part of the site (0.96 hectares) includes land bounded by Sauchiebank to the north with Sauchiebank Industrial Estate lying to the east. Russell Road is situated to the west and the Mid Calder railway line is to the south east. The land is covered by mature and semi mature woodland and slopes steeply from Russell Road, Sauchiebank and the railway to form an elevated plateau to the central part of the area.

2) The central part of the site (0.42 hectares) is bounded by the Mid Calder railway line to the north west and the West Approach Road to the south. Duff Street Lane and Downfield Place lie beneath the level of land to the north east of the area, these locations being characterised by flatted residential properties. This part of the site reduces in width towards Dalry Road and the existing West Approach Road bridge. The land is mainly wooded with a grassy clearing to the western part of the area, this being accessed via steps from Duff Street Lane.

3) The south eastern part of the site (1.4 hectares) is occupied by the existing Dalry Community Park. The area is bounded by the West Approach Road and associated embankments to the south east and south west, with woodland planting to the site edges. A supermarket with surface car parking, new student accommodation (currently under development) and residential flats are situated to the north, these being separated by a retaining wall. The park includes an existing games court and shelter and is crossed in an east-west direction by an existing walkway/cycleway which also serves as National Cycle Route 1.

2.2 Site History

08 June 2016 - Proposal of Application Notice for the same project previously presented to Committee (Application reference;- 16/01908/PAN).

17 February 2015 - Advertisement Consent granted to erect internally illuminated Digital 200 adverts display at land 35 metres south west of 209 Dalry Road (Application reference;- 14/05228/ADV).

Neighbouring Sites

06 November 2013 - Planning permission granted for student residential development at 22-24 Orwell Terrace (site to the north of Dalry Park) (Application reference:- 12/01928/FUL).

Main report

3.1 Description Of The Proposal

This proposal will be to develop an off-road cycle and walkway from the junction of Sauchiebank/Russell Road to the Telfer Subway on the northern edge of the West Approach Road. The total route would be approximately 900 metres in length. This proposal forms part of a longer term strategy to deliver a comprehensive cycle network across the city, which includes a new cycle link between Roseburn Path to the north and the Union Canal to the south.

No details have been formally submitted at this stage, although draft proposals have been presented as part of pre-application discussions and initial public consultation exercise.

Indicative proposals identify:-

- The project would include the erection of two new bridges to span the Mid Calder Railway and Dalry Road. Earthworks with retaining structures will be required to the northern part of the site and Dalry Park area, with a cantilevered walkway at the northern approach to the proposed Dalry Bridge. Screening and noise attenuation barriers are being considered where the route abuts the West Approach Road. The route would include street furniture, including lighting stanchions, seating, waste bins and wayfinding signage.
- A level of tree removal will be required in order to construct the route but existing trees will be retained where feasible. Extensive replacement planting would be implemented as part of the project.
- The Dalry Community Park would be subject to upgrading as part of the project to create a multi-functional park space. This would include a new layout to the play area and equipment for use by younger children and replacement of the existing sports pitch with an all weather pitch, with improved access points from Dalry Road, the supermarket car park and Telfer Subway.

An application for Full Planning Permission will be sought at this stage.

3.2 Key Issues

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

a) The land uses would be acceptable in principle having regard to the development plan and non-statutory guidance;

The Edinburgh Local Development Plan (LDP) identifies the majority of the site as open space. Dalry Community Park is identified as proposal GS1. Cycle/Footpath Safeguard T7 passes through the site between Sauchiebank and Dalry Road, with a further spur running to the west along the West Approach Road. This proposal identifies various off-road cycle/footpath links across the city.

The proposal should have regard to the policies of the LDP, particularly those relating to Transport, Caring for the Environment and Design Principles for New Development. The proposal should also have regard to the requirements of the Edinburgh Design Guidance and the new Edinburgh Street Design Guidance.

b) Is the design and layout acceptable within the character of this area and does the proposal comply with the LDP Development Principles;

Particular consideration will need to be given to the landscape character, biodiversity, recreational and amenity value of the site including the impact of any tree removal.

The project will include a range of civil engineering works, including earthworks, erection of retaining wall and bridge structures. There will be a need to ensure an integrated design approach between the delivery of civil engineering requirements and landscape and urban design quality.

The proposal to upgrade Dalry Community Park should also seek to enhance the quality and usability of this area as urban greenspace, as per the LDP proposal.

The impact of the works upon the amenity of neighbouring residential properties will also need to be considered.

c) Access arrangements are acceptable in terms of cycle and pedestrian connectivity and road safety;

The proposal should have regard to the relevant transport policies of the LDP, the Scottish Government's Designing Streets Guidance and the Edinburgh Street Design Guidance.

d) There are 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 a detrimental impact on the environment. In order to support the application, the following documents would need to be submitted:

- Pre-application Consultation Report;
- Planning Statement (to include Environmental mitigation issues)
- Design and Access Statement;
- Flooding and Drainage Assessment as per the requirements of Self Certification flood package D. This would include a Surface Water Management Plan.
- Tree Survey;
- Phase 1 Habitat and Protected Species Survey;
- Desk Top Archaeology Report; and
- S1 Sustainability Statement Form.

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

An EIA screening opinion has previously been sought by the applicants in relation to the proposals. This established that an EIA would not 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

The Proposal of Application Notice 19/02885/PAN outlined arrangements for a drop-in public exhibition event at St Brides Community Centre, Dalry on 19 June 2019.

Further to the public exhibition, a Public Access Website with an online questionnaire will be used. This will present design proposals and gather public feedback on the scheme.

Gorgie/Dalry and Murrayfield Community Councils have also been issued with a copy of the Planning Application Notice. The results of the community consultation will be submitted with each part of the Pre-application Consultation Report.

This is the second Proposal of Application Notice to be lodged in relation to the proposal, following the submission of 16/01908/PAN. This has been lodged to reflect the further recent public engagement which has taken place. Public consultation was previously been undertaken by the Council as part of the previous PAN and early project development during 2015-2016.

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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Chief Planning Officer

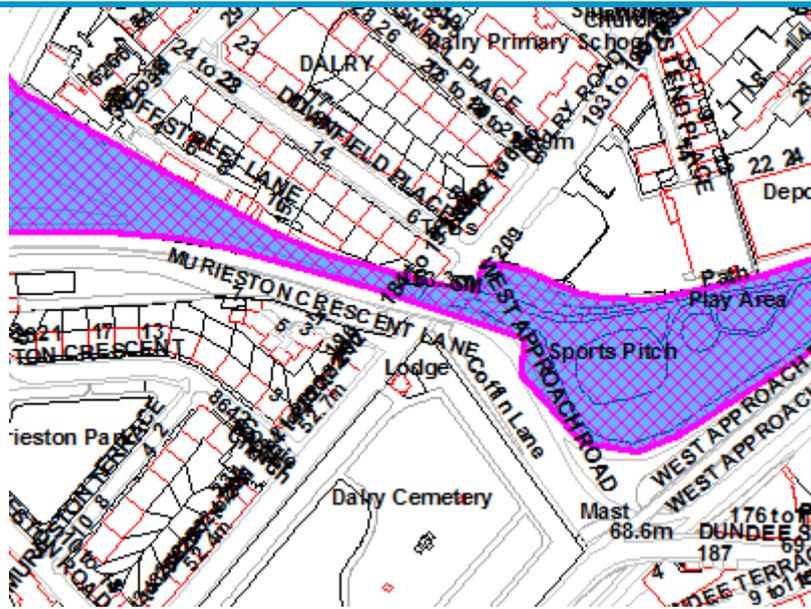
PLACE

The City of Edinburgh Council

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Location Plan



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