

# Development Management Sub Committee

report returning to Committee - Wednesday 8 February 2023

**Application for Planning Permission 21/05056/FUL  
At Silverlea Old Peoples Home, 14 Muirhouse Parkway,  
Edinburgh  
Proposed residential development comprising 142 flats  
including colonies with associated roads, parking, and  
greenspace.**

Item number

Report number

Wards

B01 - Almond

## Recommendations

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

## Background information

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This application was approved at the Development Management Sub-Committee on 10 August 2022 subject to a Memorandum of Understanding to secure affordable housing and a developer contribution towards education provision and health care, and, planning conditions and informatives.

On the 27th of January 2023 the Memorandum of Understanding was fully signed.

The application is returned to committee due to NPF4 being approved by Scottish Ministers on 11 January 2023 and the fact that it is a new significant material consideration.

## Main report

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### Emerging Policy Context

The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023 to proceed to adoption. On adoption the Revised Draft NPF 4 (2022) will form part of the Council's Development Plan, but at present it just remains a significant material consideration rather than it forming part of the development plan. As adoption of the Revised Draft NPF 4 (2022) is understood to be imminent, and it is now the settled position of Scottish Ministers and the Scottish Parliament, it requires to be given significant weight. Revised Draft NPF 4 (2022) lists various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

Policy 1 of the Draft NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions.

In conclusion, the proposed development is considered to broadly comply with the provisions of NPF 4 and there is not considered to be any significant issues of conflict.

### Recommendation and Reason for Decision

It is recommended that the Committee resolve to grant permission in accordance with the resolution made on the 10 August 2022.

## Links

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### **Policies and guidance for this application**

LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES09, LDPP, LEN03, LEN08, LEN09, LEN10, LEN11, LEN12, LEN15, LEN16, LEN18, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU06, LRS01, LTRA02, LTRA03, NSG, NSGD02, NSHAFF, SUPP, SPP,

A copy of the original and previous returning Committee reports can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=R04QYDEWGBY00>

Or [Council Papers online](#)

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