

Development Management Sub Committee

report returning to Committee - Wednesday 1 March 2023

Application for Planning Permission 21/00246/FUL At 50 Pilrig Street, Edinburgh, EH6 5AL Demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended).

Item number

Report number

Wards

B12 - Leith Walk

Recommendations

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

Background information

This application was granted at the Development Management Sub-Committee on 12 January 2022 subject to a Legal Agreement to secure developer contributions as well as planning conditions and informatives. The developer contributions were re-considered on 16 March 2022 to confirm that a contribution towards transport infrastructure only was required.

The legal agreement has been agreed and the developer contribution, of £25,000 towards the tram, has been received.

The application is returned to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023, and therefore it is now part of the development plan against which these development proposals should be assessed.

Main report

National Planning Framework 4

NPF4 (2022) is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant NPF4 policies to be considered are: Policy 1, 2, 3c, 7a, 7d, 7e, 7f, 7g, 9a, 14, 15, 16f, 18, 19f, and 22c and are grouped together under the themes of principle, local living and quality homes and infrastructure, biodiversity, and blue/green infrastructure.

Policy 1 of the 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. It is to be applied together with the other policies in NPF4.

Principle

Policy 2 Climate mitigation and adaption states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Policy 9 supports the sustainable reuse of brownfield land. The development proposal is for the reuse of an existing developed site increasing its capacity from one dwellinghouse to nine residential units and it is considered to be in line with this policy. Therefore, the proposal is still acceptable in principle.

Historic Environment

Policy 7 aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. The NPF4 policies 7a, 7d, 7e, 7f and 7g are very similar to the superseded LDP policies.

The proposal will not detract from the special architectural and historic interest of the adjacent and nearby listed building nor harm its setting and conforms with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997.

The demolition of the existing building has been granted in permission 21/00248/CON.

The proposal will preserve the character and appearance of the conservation area and conforms to the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policy 7.

Local Living, Quality Homes and Infrastructure

Policy 16f sets out the limited circumstances where development proposals for new homes on land not allocated for housing in the LDP would be accepted. It supports development within existing settlement boundaries, and which promotes 20-minute neighbourhoods. The proposed development is within an established residential area of the city and is within walking distance of facilities such as shops and public transport. The proposal is consistent with the spatial strategy within the Local Development Plan in the urban area and is, therefore, acceptable.

The infrastructure requirements comply with Policy 18 and have been secured through the conclusion of the legal agreement. The developer contribution for the tram has been paid to the Council.

Biodiversity and blue/green infrastructure

Policy 3c seeks proposals for local development to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. To comply with this policy, it is recommended that Informative is changed to a condition to require the applicant to implement biodiversity measures and encourage wildlife, such as swift bricks.

Policy 19f supports development proposals for buildings that will be occupied by people are designed to promote sustainable temperature management, for example natural or passive solutions. The proposal will be constructed to the most recent building regulations including requirements in terms of energy and insulation.

Policy 22 relates to flood risk and water management. The proposal will comply with policy 22c as it has been demonstrated that it will not increase the risk of surface water flooding to others, or itself be at risk, it incorporated SUDS and includes permeable surfaces.

Other Material Considerations

There are no new material considerations arising from those previously considered on 16 March 2022 by this Committee. It is, therefore, recommended that the application is granted.

Links

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=QN6912EWL4Q00>

Or Council Papers online

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