

# Development Management Sub-Committee Report

Wednesday 15 March 2023

**Application for Planning Permission  
83 Pentland View, Edinburgh, EH10 6PT**

**Proposal: Erect 6x new houses, conversion of former farmhouse to 3x residential units and associated landscaping and alterations.**

**Item – Committee Decision  
Application Number – 22/01495/FUL  
Ward – B08 - Colinton/Fairmilehead**

## Reasons for Referral to Committee

The application has been referred to the Development Management Sub Committee as the site is owned by the Council.

### Recommendation

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

### Summary

The proposed development complies with NPF4 policies in relation to sustainable, liveable, and productive places. The proposed development complies with the Edinburgh Local Development Plan policies as the proposed development design is acceptable, future occupiers will have acceptable level of living amenity within the development and neighbouring amenity will not be adversely affected. Conditions relating to trees, landscaping, cycle parking, archaeology and material specifications have been applied. This is to address matters in more detail and to ensure that a policy compliant scheme is delivered. A legal agreement is required to secure contributions for education infrastructure. The proposals are acceptable and there are no material considerations that would outweigh this conclusion.

## SECTION A – Application Background

### Site Description

The application site is known as Comiston Farm, located east of Pentland View. Access to the site is between Swan Spring Avenue and Pentland Drive that leads to a circular track road within the site. At the centre of the site, there is an unlisted two-storey stone-built farmhouse and the garden to the front, landscaped with mature trees. Five trees within the site are protected by a Tree Preservation Order. The farmhouse has been extended to the rear and the site includes a standalone outbuilding.

A paddock area is located to the rear of the farmhouse. The site is enclosed by stone walling and mature trees.

The site was last in use as a residential care home by the City of Edinburgh Council before it became vacant in 2016.

The site lies within a large suburban residential area with Buckstone Terrace Local Centre located just over 500 yards from the site. The immediate area is characterised by one and two storeys, detached and semi-detached houses. On Pentland Drive, there are two six storey apartment blocks. Pentland Nursery and Pentland Primary School is located to the southwest of the site.

## **Description of the Proposal**

The application seeks to convert the existing farmhouse building to form three flats, and to erect six new semi-detached houses with associated landscaping and alterations.

### *New builds*

The new builds will be two storeys, semi-detached with pitched roofs. They will have four bedrooms with private garden grounds.

The finishing treatment includes two brick types, natural slate roof, aluclad windows/doors, timber entrance door and timber fence.

### *Farmhouse conversion*

It is proposed to remove additions to the rear of the building, and to remove a standalone outbuilding within the site. It is proposed to erect two contemporary-styled, single storey extensions on the west and south elevation on the existing building. The flatted units will have two bedrooms, and two of the flatted units will have private gardens.

### *Site*

The existing access road is to be upgraded with 'Geogrid gravel' and an additional access created with permeable block pavers.

All units will have one dedicated private car parking space.

Bin stores will be positioned near to the site entrance.

It is proposed to remove 20 trees within the site, to be replaced with 28 compensatory planting. The amenity space to the front of the existing farmhouse building is to be furnished with outdoor seating.

## **Supporting Information**

- Design Statement
- Flood Risk Assessment and Drainage Strategy
- Transport Statement
- Tree Survey

– Preliminary Ecology Assessment

Scheme one

The original scheme was revised to address impacts on trees as a result of the proposed upgrade of the existing track road.

**Relevant Site History**

16/02397/FUL

83 Pentland View

Edinburgh

EH10 6PT

Demolition of existing building, erection of 37 Flats, formation of new site entrance and parking area, landscaping works and all other associated works. (As amended)

Refused

28 April 2017

19/02636/FUL

83 Pentland View

Edinburgh

EH10 6PT

Alter and change the use of Comiston farmhouse to residential (4 Flats) and erect 4 dwelling houses in the grounds.

withdrawn

4 February 2020

22/06443/TPO

83 Pentland View

Edinburgh

EH10 6PT

234 Common Lime - removal of basal epicormic growth. 235 Common Lime - removal of basal epicormic growth. 238 Common Lime - removal of basal epicormic growth.

Granted

29 December 2022

**Other Relevant Site History**

None.

**Pre-Application process**

There is no pre-application process history.

**Consultation Engagement**

Transport Planning

Archaeology

Aerodrome Safeguarding

Flood Prevention

Refer to Appendix 1 for a summary of the consultation response.

## **Publicity and Public Engagement**

**Date of Neighbour Notification:** 5 April 2022

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** Not Applicable

**Site Notices Date(s):** Not Applicable

**Number of Contributors:** 7

## **Section B - Assessment**

### **Determining Issues**

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights.
- public representations; and
- any other identified material considerations.

### **Assessment**

To address these determining issues, it needs to be considered whether:

#### **a) The proposals comply with the development plan.**

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP policies to be considered are:

- NPF4 Sustainable Places policies 1, 2, 3, 4, 6, 7, 9, 12 and 13.
- NPF4 Liveable Place policies 14, 15, 16, 18 and 22.
- NPF4 Productive Place policies 25.
- LDP Design policies Des 1, Des 3, Des 4, Des 5 and Des 12.
- LDP Environment policies Env 12 and Env 21.
- LDP Housing policies Hou 1, Hou 2, Hou 3, Hou 4 and Hou 5.
- LDP Transport policies Tra 2, Tra 3 and Tra 4; and
- LDP Delivering the Strategy policy Del 1

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering the above LDP policies.

## **SUSTAINABLE PLACES**

### Climate Mitigation and Adaption

NPF4 policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposed development contributes to the spatial principles of 'Conserving and recycling assets' and 'Compact urban growth' through conversion of an historic farmhouse building with associated paddock grounds for development within an established residential area.

NPF 4 policy 2 requires development proposals to be sited and designed to minimise lifecycle greenhouse emission as far as possible, and to adapt to current and future risks from climate change.

The incorporation of existing features within the site has influenced the siting and design of the proposed development. The retention of the farmhouse building makes best use of embodied carbon by conserving and recycling assets through adaptation. Materials from the demolition are to be re-used for the boundary walls (compliant with NPF4 policy 12 on zero waste) and a condition is applied to ensure the materials are re-used within the site. The preservation and enhancement of trees within the site will provide tree cover. Energy demand will be met via air source heat pumps and low carbon technology includes ventilation recovery systems and electrical charging ready parking. Flood water from storms up to and including 200-year storms plus 40% climate change are to be contained within the site, with localised above ground flooding accepted. Retrofitting the farmhouse building to reduce energy emissions will be addressed in more detail through the building warrant process.

The proposed development complies with NPF4 policies 1 and 2.

### Biodiversity

NFP3 policy 3 a) states development proposals will contribute to the enhancement of biodiversity. Criterion 3 c) local development proposals to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

The proposed development incorporates existing features on the site, including the farmhouse building, boundary walls, open space and trees that will contribute to the enhance of existing biodiversity on the site. The removal of identified trees will be replaced with acceptable compensatory tree planting and landscaping. An informative is applied to encourage the installation of swift nests/swift bricks.

The proposed development complies with NPF4 policy 3a) and LDP policy Des 3.

### Natural Places

NPF4 policy 4 f) states that where a proposed development is likely to have an adverse effect on species protected by legislation, it will only be supported where the proposal meets the relevant statutory tests.

The submitted Preliminary Ecological Appraisal (PEA) demonstrates that protected species are not a constraint to the proposed development.

The proposed development complies with NPF4 policy 4 f).

### Trees

NPF4 policy 6 a) supports development proposals that enhance, expand, and improve woodland and tree cover.

LDP policy Env 12 states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order (TPO) or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where appropriate, replacement planting will be required to offset the loss to amenity.

Five category A trees to the front of the existing farmhouse building are protected by a TPO, and there are being retained. The existing tarmac driveway is to be retained and a no-dig construction method is proposed to upgrade the driveway with 'Geogrid gravel'. Drawings have been amended to move the road further back from trees 238, 234 and 236 to reduce disruption to the rooting zones of these category A trees. This will result in the removal of trees 207, 206 and 228 (1 category B and 2 category C trees) which is necessary to protect the trees covered by a TPO and to facilitate the development.

A total of 20 trees are to be removed within the site. This relates to seven category U trees on grounds of safety. To facilitate the access road and the positioning of the house plots, this relates to two category B trees and eleven category C trees.

The site is brownfield land which has lain vacant since 2016. The proposed scheme allows the existing unlisted farmhouse and layout of the site to be retained and enhanced in line with LDP policy Des 3. The trees identified for removal will have a neutral impact on the landscape character and setting of the site as the important trees to the front of the farmhouse will be protected and enhanced.

The tree report outlines a total of 28 replacement tree replanting. This includes seven rowan trees and five small-leafed lime trees. Understory plants include eight common holly trees and eight common yew trees. The proposed replacement planting would be acceptable as it will have a positive impact on the landscape character of the site. A condition is applied to ensure that a revised landscape drawing is submitted to reflect changes made to the site plan drawings.

Daylight studies have demonstrated that future occupiers will have adequate daylight levels and that the proposal will not result in a future pressure for trees out with the application to be thinned or felled.

In summary, the proposed development will have an acceptable impact on the landscape character of the site where important trees will be protected and enhanced, and replacement tree planting will comfortably offset loss to amenity. Conditions relating to the no dig construction method and the landscaping scheme are applied. This is to safeguard existing trees and to ensure that the site is landscaped to a high standard upon completion.

The proposed development complies with NPF4 policy 6a) and LDP policy Env 12.

#### Historic Assets - Archaeology

NPF4 policy 7 o) states that non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible.

The historic farmhouse for the Comiston Estate was constructed early 19th century. Occupation of the Comiston Estate dates to the medieval period with the first records dating to 1337 where the site formed part of the larger Redhall Estate. The remains of the 16th century tower house still survive within the grounds of the B-listed Comiston House, dating to 1815 to the south. Therefore, it is likely that the farmhouse was constructed around this time.

Although unlisted, the former farmhouse and its grounds are of local archaeological and historic significance. The proposed development will require significant ground-breaking works which could disturb archaeological remains. A condition is therefore applied to ensure that a programme of archaeological work is undertaken prior to development. This is to fully excavate, analyse and record any archaeological remains that may be affected and that they are protected and preserved in situ where feasible.

#### Brownfield, vacant and derelict land

NPF4 policy 9 a) supports development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings. In determining whether the reuse is sustainable, the biodiversity value of the brownfield land which has naturalised should be taken into account.

The site has been vacant since 2016 where it was last used as a residential care home. The proposed conversion of the farmhouse to residential flats building and redevelopment of the paddock area to the rear with housing will result in the sustainable reuse of a vacant building within an established residential area that is compliant with NPF4 15 20-minutes neighbourhood principles. The biodiversity value of the site is addressed under NPF4 policy 3 a) and c) above.

The proposed development complies with LDP policy Des 3 in terms of incorporating and enhancing existing features on the site.

The proposed development complies with NPF4 policy 9a) and LDP policy Des 3.

### Transport

NPF4 policy 13 e) supports development proposals that are ambitious in terms of low/no car parking, particularly in locations that are well-served by sustainable modes and where they do not create barriers to access by disabled people.

Each unit will have a maximum of one car parking space on the site and this complies with the maximum car parking standard contained in the Edinburgh Design Guidance. Representations have raised concerns that the proposed parking is not representative of the number of bedrooms proposed within the units and would result in an overspill of on-street car parking. Irrespective of the number of bedrooms proposed, the car parking standards only permits one car parking space per house in this location.

As all the units will have private car parking, there is not a requirement to provide additional disabled parking under the car parking standards.

Representations have raised concerns with the accuracy of the Transport Statement submitted. The Roads Authority was consulted on the proposals and raised no objections.

Within 500 metres from the site on Comiston Road, there are nearby amenities within Buckstone Terrace local centre and local bus services (No. 11, 15 and N11). This is consistent with local living and 20-minute neighbourhood principles under NPF4 policy 15.

Within the revised scheme, the size of hard landscaping was reduced to remove the potential opportunity for excess parking.

Six of the units are to have future electric vehicle charging and this is acceptable.

Cycle storage can be accommodated within the private grounds of eight units. Internally, a cycle store is to be located on the ground floor in the existing farmhouse. A condition is applied to secure further details of the proposed cycle parking strategy and design. This is to address compliance with LDP policy Tra 3 and Tra 4.

The proposal development complies with NPF4 13 e) and LDP policies Tra 2, Tra 3 and Tra 4.

### Flooding

NPF4 policy 22 c) states development proposals will (i) not increase the risk of surface water flooding to others or be at risk; (ii) manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer; and (iii) seek to minimise the area of impermeable surface.

SEPA flood map shows that the site is not within a flood risk area. The application was accompanied by a Flood Risk Assessment and Drainage Strategy Report. CEC Flood Prevention were consulted on the proposed development and advised that the application can proceed without further comments.

The proposal complies with NPF policy 22 c) and LDP policy Env 21.

### ***Conclusion in relation to sustainable places***

The proposal complies with NPF4 policies in relation to sustainable places.

## **LIVEABLE PLACES**

NPF4 Policy 14 supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places.

### Use

The site lies within an urban area as defined in the Edinburgh Local Development Plan (LDP). Subject to the proposed development being compatible with other policies in the plan, the principle of housing on the site is acceptable.

The proposed development complies with LDP policy Hou 1.

### Development Design

The site lies within a large suburban residential on the south side of the city. The area is characterised by single and double storey detached and semi-detached houses of mixed designs. There are blocks of flats with a pinwheel layout on Pentland Drive.

The proposed development layout draws on the positive characteristic of the site. It will incorporate existing features on the site, including the farmhouse building, open space, trees, boundary walls and access layout. The retention and enhancement of important features on the site will enable the proposed development to contribute and enhance towards a sense of place.

The proposed build will be sited to the rear of the existing farmhouse building, providing a clear separation between existing and new features on the site. While the proposed pitched roof type is not reflective of hipped roof on the existing farmhouse, it allows the design of the development to have a neat scale and massing, allowing its design to be positively read within this enclosed site. The proposed design will not be detrimental to neighbourhood character.

The accompanying Design Statement indicates dark buff brick with red hues to respond (but not to copy) the colour tones of the farmhouse stone. A secondary darker brick is suggested around corner and entrance elements of the new build facades. Materials found on neighbouring developments outside the site are mixed, including different colours and different types of rendering and brickworks. While the proposed brick would contrast with the main stone material on the farmhouse, a condition is applied to ensure that sample details of all finishing treatment is provided. This is to address this matter in more detail.

The proposed single storey extensions on the existing farmhouse are contemporary in design. The scale and form of the extensions will not adversely harm the architectural composition of its host building. The use of brick will contrast with the existing stone on the farmhouse building. A condition is applied to ensure that further details of the brick finish (type, colour, and size) is provided. This is to address this matter in more detail and to ensure a positive contrast between the existing and new.

Informative is applied to ensure that the proposed development is barrier free.

The proposed development complies with LDP policies Des 1, Des 3, Des 4 and Des 12.

### Neighbouring Amenity

The proposed development will not adversely impact on neighbouring residential developments in terms of daylight, sunlight, privacy, or immediate outlook.

Potential noise from air source heat pump will not be adverse.

The proposed development is compliant with LDP policy Des 5.

### Housing Mix and Density

The proposed development will provide three flats and six semi-detached dwellings with two- and four-bedroom units. This would provide housing choice in the area and to meet a range of housing needs. The proposed development complies with NPF4 policy 16 c) (v) and LDP policy Hou 2.

The site is approximately 0.43 ha. The proposed development density, including the units within the existing farmhouse equates to 21 per ha (9 units /0.43ha). While the proposed development layout is not reflective of neighbouring development plot sizes, the proposed development density is acceptable for this enclosed site in a suburban context. The proposed development is compliant with LDP policy Hou 4.

### Residential Amenity

#### *New builds*

Future occupiers of the new builds will have acceptable level of living amenity within the proposed development in terms of daylight, sunlight, privacy, and outlook. The proposed units will have private garden grounds and will exceed the minimum floorspace standard contained in the Edinburgh Design Guidance. The proposed development is compliant with LDP Des 5.

#### *Farmhouse conversion*

The conversion of the farmhouse to form three residential flats will achieve acceptable level of living amenity for future occupiers and is compliant with LDP policy Hou 5.

Two units on the ground floor will have private gardens while unit 3 on the first floor will not. The open space amenity to the front of the farmhouse building comfortably exceeds the open space standard and this is compliant with LDP policy Hou 3 a).

## Waste

Bin stores are to be located near to site entrance for collection. Due to the need to safeguard protected trees within the site, it is not operationally viable for a large waste fleet to enter the site without the need to reconfigure the existing access road. The resultant impact would involve future occupiers disposing their waste at a distance between 50 metres and 105 metres from their homes, creating potential barriers for older people and disabled people. The applicant will be required to liaise with waste services and further consideration to reduce barriers is encouraged. An informative is therefore applied.

## Infrastructure

NPF4 Policy 18 supports development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs.

The application site is within Sub-Area 1 of the Firrhill Education Contribution Zone. The Edinburgh Local Development Plan Action Programme was updated in December 2021 and has identified the requirement for secondary school capacity in this area. This action is in the early stages of feasibility and design development. The Action Programme estimates the overall cost of achieving this action at £420,872 with contributions to be secured through Section 75 agreement.

Supplementary Guidance set out in the Council's Developer Contributions and Infrastructure Delivery document states if a proposed development will generate more than one secondary school pupil and more than one primary school pupil then a full contribution will be required. Using the pupil generation rates, the proposed development (6 houses) will generate 2.4 primary school pupils and 1.44 secondary school pupils. A full contribution is required at rate of £6,536 per house.

The conversion of the farmhouse to three flats will not generate primary or secondary pupils.

The proposed development will be required to contribute a sum of £39,216 (No.6 x £6,536) towards education infrastructure. A legal agreement will be required to secure this sum in compliance with NPF4 18 and LDP policy Del 1.

### ***Conclusion in relation to liveable places***

The proposal complies with NPF4 policies in relation to liveable places.

## **PRODUCTIVE PLACES**

NPF4 policy 25 gives support to development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities.

Buckstone Terrace Local Centre is located approximately 460 metres from the application site. The redevelopment of the site for housing has the potential to result in more localised spending to sustain existing goods and services. This would enhance the vitality and vibrancy of Buckstone Terrace Local Centre for community benefit. It is considered that the proposed development is compliant with NPF4 policy 25.

### ***Conclusion in relation to productive places***

The proposal complies with NPF4 policies in relation to productive places

### **Conclusion in relation to the Development Plan**

The proposed development complies with the policies contained in the Edinburgh Local Development Plan.

### **b) There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

#### Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

#### Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. Impacts have been identified and addressed in the assessment section of the report.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

#### Public representations

A summary of the representations is provided below:

#### *material considerations*

- Reference to Transport Statement being inaccurate - Addressed in Section B.
- Parking (inadequate/overspill) - Addressed in Section B.
- Provision for disabled parking - Addressed in Section B.
- Impact on trees - Addressed in Section B.
- Re-use of sandstone recovered from the demolished outbuildings- Addressed in Section B
- Old boundary wall should be retained and if possible repaired/refurbished - Addressed in Section B
- Potential overlooking concerns - Addressed in Section B.
- Surface should be porous - Addressed in Section B.
- Sound output of heat-pump-based energy devices should not be audible beyond boundary of the site - Addressed in Section B.
- Provision of swift boxes - Addressed in Section B.

### *non-material considerations*

- Removal of boundary wall on Pentland Drive side will impact on wildlife - It is proposed to enlarge the entrance gate to the site only. The boundary wall is to be retained.

### **Conclusion in relation to identified material considerations**

The material considerations have been identified and addressed. There are no new material considerations to resolve.

### **Overall conclusion**

The proposed development complies with NPF4 policies in relation to sustainable, liveable, and productive places. The proposed development complies with the Edinburgh Local Development Plan policies as the proposed development design is acceptable, future occupiers will have acceptable level of living amenity within the development and neighbouring amenity will not be adversely affected. Conditions relating to trees, landscaping, cycle parking, archaeology and material specifications have been applied. This is to address matters in more detail and to ensure that a policy compliant scheme is delivered. A legal agreement is required to secure contributions for education infrastructure. The proposals are acceptable and There are no material considerations that would outweigh this conclusion. It is recommended that the application be approved.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following.

### **Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
4. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to, and approved in writing by the Planning Authority before work is commenced on site.

5. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
6. Notwithstanding the approved drawings and prior to commencement of development, details of cycle parking and design (numbers and type) shall be submitted to and approved in writing by the Planning Authority.
7. Notwithstanding the approved drawings, the stone recovered from the demolished outbuilding shall be reused within the site.
8. No tree work to be carried out unless in accordance with the approved Arboricultural Method Statement (BLEBO TREE Surgery -BS 5837 Arboricultural Method Statement Tree Survey Report, dated 20/01/2023) or with separate consent from the planning authority.
9. Prior to the commencement of development, the name of the nominated person responsible for the Arboricultural supervision on site, along with the programme of supervision and reporting must be submitted to and agreed with the planning authority.
10. Prior to the commencement of development all tree protection measures proposed in the approved Arboricultural Method Statement (BLEBO TREE Surgery -BS 5837 Arboricultural Method Statement Tree Survey Report, dated 20/01/2023) must be implemented in full. These measures must not be removed or altered in any way unless with the consent of the planning authority.
11. The construction of the approved driveway, paths, parking areas and bin store to the east of the former farmhouse must be carried out in full accordance with the no-dig method detailed in the approved Arboricultural Method Statement (BLEBO TREE Surgery -BS 5837 Arboricultural Method Statement Tree Survey Report, dated 20/01/2023) and Drawing No. 05A (BDC(PL)005 Rev A).

## **Reasons**

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to safeguard the interests of archaeological heritage.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
6. In order to enable the planning authority to consider this/these matter/s in detail.
7. To ensure that assets within the site are conserved and recycled in compliance with NPF4 policy 2.
8. In order to safeguard protected trees.

9. In order to safeguard protected trees.
10. In order to safeguard protected trees.
11. In order to safeguard protected trees.

## **Informatives**

It should be noted that:

1. 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 all of those matters identified in the proposed Heads of Terms.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused.

This matter relates to:

Education - £39,216 (Sub-Area 1 of the Firrhill Education Contribution Zone).

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The applicant should liaise with Waste and Cleansing Service to develop a waste management strategy for the site on [wasteplanning@edinburgh.gov.uk](mailto:wasteplanning@edinburgh.gov.uk). Consideration should be given to ensure that the proposed waste strategy is barrier free for users.
5. The applicant should ensure that the proposed development is barrier free for all.
6. The incorporation of swift nesting sites/swift bricks into the scheme is recommended. Further details on swift bricks can be found at [www.edinburgh.gov.uk/biodiversity](http://www.edinburgh.gov.uk/biodiversity)
7. The landscape plan should reflect changes to the site plan.
8. Prior to commencement of the development, a CCTV survey should be conducted to confirm the condition of the culvert and confirm whether any mitigation measures are required. The proposed culvert diversion should maintain any existing connections.

9. The applicant should ensure that the development is barrier free for users.

### **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information - Local Development Plan**

**Date Registered: 30 March 2022**

### **Drawing Numbers/Scheme**

01-02, 03A, 04, 05A-07A, 08-15, 17-20.

Scheme 2

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Laura Marshall, Planning Officer  
E-mail: [laura.marshall@edinburgh.gov.uk](mailto:laura.marshall@edinburgh.gov.uk)

## Appendix 1

### Summary of Consultation Responses

NAME: Transport Planning  
COMMENT: No objections.  
DATE: 9 November 2022

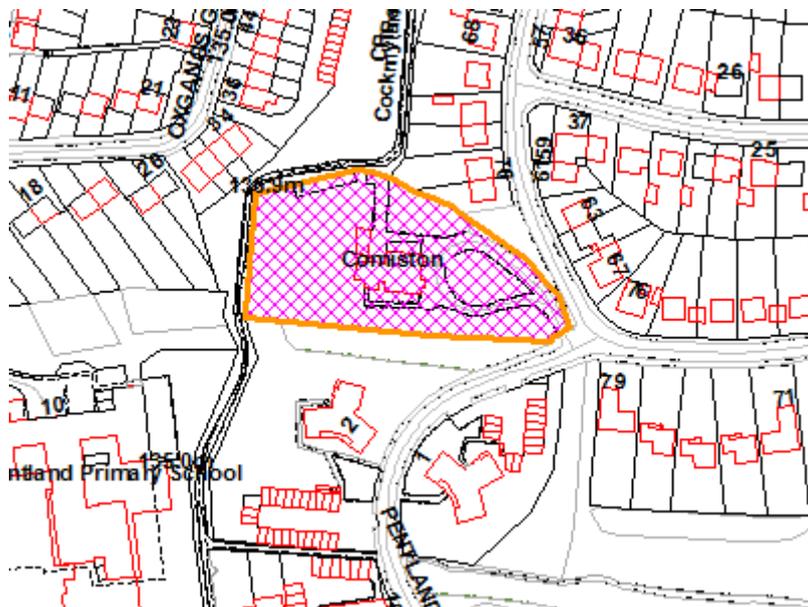
NAME: Archaeology  
COMMENT: Programme of archaeology works required.  
DATE: 28 April 2022

NAME: Aerodrome Safeguarding  
COMMENT: No objection.  
DATE: 18 April 2022

NAME: Flood Prevention  
COMMENT: Proceed to determination with no further comments.  
DATE: 12 July 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

### Location Plan



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