

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 26 April 2023

**Application for Planning Permission
10 Orchard Brae, Edinburgh, EH4 1PF**

Proposal: Proposed residential and office development comprising the change of use, extension and alteration of the existing office building to form residential accommodation and office/co-working space, demolition of the existing rear extension and erection of a new build residential development; with associated active travel routes, open space, parking and other infrastructure (as amended).

**Item – Committee Decision
Application Number – 21/06512/FUL
Ward – B05 - Inverleith**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 29 June 2022 subject to a Legal Agreement to secure contributions towards education infrastructure and the delivery of affordable housing units on the site as well as planning conditions and informatives.

The legal agreement has been agreed and is ready to be concluded. The application is returned to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023. NPF 4 is now part of the development plan against which development proposals should be assessed.

Recommendations

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

SECTION A – Assessment

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, 9a, 12a, 12b, 13, 14, 15, 16b, 16c, 16f, 18, 19f, 20b 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 to provide homes. The proposed scheme retains the frame of an existing building and will be built out in line with current Building Standards. Energy and heat demand will be met without the need for any fossil fuels. Air Source Heat Pumps via communal centralised plant will be utilised to provide heating and domestic hot water. The Energy Strategy has calculated that, the proposed development is predicted to achieve an aggregate reduction in CO2 emissions substantially lower than a baseline compliant development.

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, and 7d are 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 proposal will preserve the setting of surrounding conservation areas 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

In line with Policy 12a, details of waste bins and a waste strategy were provided by the applicant. A waste strategy will be agreed with City of Edinburgh Council (CEC) Waste Services at least 12 weeks prior to first occupation. The proposed development will make use of the frame of an existing building and complies with Policy 12b.

In line with Policy 13 relating to sustainable transport, the proposal will reduce the level of car parking on site and exceeds the level of cycle parking recommended in Council guidance for a scheme of this size. The proposal will provide a universally accessible path which will improve connections through the site and improves links to public transport.

The site will be graded to ensure useability for wheelchair users and landscape plans have considered movement of pedestrians and cyclists in detail.

Policy 14 requires development proposals to improve the quality of an area regardless of scale. The site is within the urban area, on previously developed land, near facilities such as shops and public transport links. The proposal would contribute to the streetscape improving the appearance of a long vacant building and increasing permeability through the site. The provision of co-working space and the location of new homes near to a school and surrounding amenities will contribute to the creation of place and a 20 min neighbourhood and therefore contribute to local living and comply with policy 15.

Policy 16b sets a requirement for the provision of a Statement of Community Benefit. In terms meeting local housing requirements, the proposed scheme will deliver 151 new homes to the area; including 37 units of an affordable tenure. The proposed scheme will offer a balanced mix of unit sizes, including homes for growing families in line with CEC Guidance. The proposed scheme will provide a new accessible path, suitable for users of all abilities, improving linkages to existing public transport infrastructure. The proposed scheme will redevelopment a long vacant building and landscaping plans will increase greenspace and improve the appearance of the area.

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, as supported by policy 15. The proposed development is within an established residential part of a mixed use 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 anticipated build out of the scheme is set out within the terms of the legal agreement and is tied to the provision of affordable housing.

Policy 16c supports developments for new homes that improve affordability and choice by being adaptable to change and diverse needs, such as accessible, adaptable and wheelchair accessible homes and affordable homes. The scheme will provide affordable housing and all buildings will be wheelchair accessible. As the scheme will be built out in line with current Building Standards and given the range of residential unit sizes to be provided, there will be suitable provision for wheelchair users and adaptations to homes will be possible.

The proposal complies with policy 16.

The infrastructure requirements comply with Policy 18 and will be secured through the conclusion of the legal agreement.

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. Policy 20b also supports development proposals for or incorporating new or enhanced blue and/or green infrastructure.

Both refurbished and new build elements of the proposed scheme are to have green roofs. A range of private and communal green space is proposed. In total 2303 sqm. of the site will be covered by greenspace, including extensive green roof coverage on both the existing building and the new build element of the scheme. This represents twenty seven percent of the site. Landscape proposals include a range of SUDS infrastructure; including wildflower planting. A tree protection plan has been provided to ensure existing trees are protected. The removal of poor quality trees and subsequent compensatory replanting has been agreed.

The greening of the site with trees and new planting will enhance biodiversity and be an improvement on the current situation on site, which is dominated by hardstanding. The proposal will contribute to and enhance biodiversity on the site.

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. As noted above, energy and heat demand will be met without the need for any fossil fuels.

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, Proposed landscaping incorporates Sustainable Urban Drainage Systems and includes permeable surfaces. Further survey work is required in relation to the condition of an existing culvert and this is to be secured by condition.

Other Material Considerations

There are no new material considerations arising from those previously considered on 29 June 2022 by this Committee and the required legal agreement is ready for conclusion. It is, therefore, recommended that the application is granted.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

or [Council Papers online](#)

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