

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 21 June 2023

**Application for Planning Permission
229 Willowbrae Road, Edinburgh, EH8 7ND.**

Proposal: A residential development consisting of 48 apartments with a commercial unit at ground level.

**Item – Committee Decision
Application Number – 22/02740/FUL
Ward – B14 - Craigentenny/Duddingston**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 11 January 2023 subject to a Legal Agreement requiring 25% of the residential units to be affordable housing units. Preparation of the legal agreement is progressing and is expected to reach completion stage shortly.

The application is returning to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023 which therefore now forms part of the development plan against which the development proposals require to be assessed.

Recommendations

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

SECTION A – Assessment

National Planning Framework 4

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: Policies 1, 2, 3, 7 (a, c, d, e, f and g), 13 (b, c and e), 14 (a, b and c), 15a, 16 (c, e and f), 19, 22c and 23. These are grouped together under the themes of principle, historic environment, local living and quality homes and infrastructure, biodiversity and blue/ green infrastructure.

Policy 1 of NPF4 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. The development is on a brownfield site and will provide an intensification of uses on the site with a mix of residential use and a commercial retail unit. The new building will provide a development form which offers longevity for future use. The proposal is acceptable in principle in this regard.

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 in relation to historic environment.

The proposal will not detract from the special architectural and historic interest of the nearby listed buildings nor harm their setting and conforms with section 59 of 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, as set out in NPF4 Policy 15. The proposed development is within an established residential area of the city and is within reasonable walking distance of facilities such as shops and public transport. The proposal includes the provision of one commercial unit for use as a hot food takeaway that will replace the existing use on site. It complies with the provisions of policies 15 and 16 in this regard.

The proposal includes 13 parking spaces including one disabled space and four electric vehicle charging spaces. The amount of parking has been revised downwards (from 20 spaces) during the application assessment period in order to provide an increased amount and quality of open space on site for residents. Two motorcycle parking spaces are also provided. Cycle parking on site provides a total of 110 spaces and includes a mix of storage types including 54 spaces in two-tier stands (49%), 34 sheffield stands (31%) and 22 spaces for non-standard cycles (20%). This complies with the requirements of the LDP and Edinburgh Design Guidance and is compliant with Policy 13 in this regard.

The application is supported with information relating to air quality and noise mitigation measures which meets the requirements of Policy 23.

The development proposal includes provision of 25% affordable housing on site which complies with the provisions of Policy 16e.

Policy 14 seeks to ensure that development proposals improve the quality of an area. The proposal will form a new four-storey frontage onto Willowbrae Road, which will create a strong defensible boundary and clearly define the street edge.

The choice of external materials and detailed architectural features of the building are appropriate to the site's townscape and reflect the character and qualities of the surrounding area. The proposal meet the requirements of Policy 14.

The proposal is consistent with the spatial strategy within the Local Development Plan in the urban area and is acceptable in relation to this and in the context of NPF4 policies in this regard.

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. The proposal will provide a range of landscape treatments which will support and encourage biodiversity on the site. An informative is included in the consent in relation to the provision of swift bricks within the development.

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 and will incorporate the use of an air source heating system. The applicant has undertaken the required Part A of the Council's S1 Sustainability Assessment and complies with the requirements.

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.

Other Material Considerations

There are no new material considerations arising from those previously considered on 11th January 2023 by this Committee. 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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