

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 4 October 2023

**Application for Planning Permission
7 Murrayburn Gate, Edinburgh, EH14 2SS**

Proposal: Proposed affordable housing development comprising 73 units with associated infrastructure and landscape.

**Item – Committee Decision
Application Number – 22/03302/FUL
Ward – B02 - Pentland Hills**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 25 January 2023 subject to a Legal Agreement requiring an education contribution. Preparation of the legal agreement is progressing and is expected to reach the 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 Minded to Grant - Legal Agreement

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, 3c, 7h, 12, 13 (b, c and e), 14 (a, b and c), 15a, 16 (c, e and f), 19 & 22c, 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 use through development of affordable housing. 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 7h states that development proposals affecting scheduled monuments will only be supported where: direct impacts on the scheduled monument are avoided; significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.

Given the scale of previous development on the site it is considered unlikely that significant archaeological remains will have survived on this site. Accordingly, it has been concluded that there are no known archaeological implications regarding this development. As a result, the proposal complies with Policy 7h.

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 Westside Plaza shopping centre and public transport/active travel network. It complies with the provisions of policies 15 in this regard.

The proposed parking provision is for accessible parking (2 spaces) and car club spaces only (2 spaces). The site is located close to the city's active travel network, a train station and is well served by the bus network. Lower levels of car parking are proposed given the site's proximity to public transport and the city's active travel network. A total of 188 cycle spaces are proposed, which exceeds the minimum requirements as set out in the Edinburgh Design Guidance. 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 100% 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 design of the proposal is based around a central, south facing communal courtyard area which provides shared amenity space. The block plan infills the frontage to the

street on Murrayburn Gate, which will create a strong defensible boundary and clearly defines 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 25h 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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