

Development Management Sub-Committee Report

Wednesday 25 October 2023

**Application for Planning Permission
Strathmore House, 4 Church Hill, Edinburgh**

Proposal: Change of use from former nursing home to 6 No. private apartments. Proposals include car parking provision, private and common garden amenity space, refuse and recycling facilities plus bicycle storage provision. Proposal includes a new build 3 storey element located to the rear of the building with no impact upon the existing listed symmetrical front facade. All primary internal rooms are proportionally reinstated, and all existing ornate cornicing and fireplaces are retained in place (As amended).

**Item – Committee Decision
Application Number – 23/02038/FUL
Ward – B10 - Morningside**

Reasons for Referral to Committee

This application has been deferred to the Development Management Sub Committee on recommendation of the Chief Planning Officer.

Recommendation

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

Summary

The proposal will not impact on the special architectural or historic interest of the listed building and is acceptable with regards to Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal has regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposals do not comply with LDP policy Hou 3 as useable greenspace will not be met in quantity and quality terms. The planning history and characteristics of the site is a relevant consideration that overrides this minor infringement. The proposal would secure a future use for the listed building future occupiers would still have an attractive living amenity within the development. The proposal will not have an adverse impact on neighbouring amenity. On balance, the proposals are compatible with the policies contained in NPF4 in relation to sustainable, liveable, and productive places. Except for useable greenspace, the proposal complies with the policies contained in the Edinburgh Local Development Plan. There are no material considerations that would outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is a substantial traditional detached villa located on the south side of Church Hill, Morningside. It has two storeys and a basement level and is finished in sandstone with a slate roof. The building was last in use as a nursing home.

There is a single storey side extension on the existing west elevation of the building that was granted permission in 2002.

The original villa plot was subdivided in the late 1980s with Chartwell (4b Church hill), a two-storey block of flats, developed to the south of the application building. The subdivision has resulted in a large area of hard standing for car parking. A shared access road runs through the eastern section of the site.

There are mature trees within the site.

The building is category B listed (date of listing: 30/03/1993, listing reference: LB27048) and is in the Merchiston and Greenhill conservation area.

Description of the Proposal

The application proposes a change of use from existing nursing home (Class 8) to form six residential flats (Sui generis).

The proposal is to remove the existing side extension and in replacement, erect a one and three storey flat roofed side extension. The three-storey element will sit back by approximately 13 metres from the front building line. The treatment finish includes dressed buff sandstone block/cladding, vertical standing seam zinc cladding, aluminium grey windows, and spandrel panels with painted grey balustrades.

The proposed unit mix includes five units with two-bedrooms and one unit with three-bedrooms, ranging between 92 sqm and 126.5 sqm.

The existing shared access from Church Hill is proposed to be retained and widened by 500mm.

It is proposed to retain the existing four off-street car parking spaces.

A covered cycle storage is proposed against the east elevation of the building. The storage includes stands to facilitate twelve bikes. The cycle storage will be timber clad with metal frames.

To facilitate the proposed development, a total of one tree (T8-Lawson Cypress) will require to be removed and two trees (T10 and T11) will require pruning in height. In addition, tree group G2 will require partial removal (common Holly) as part of long-term management. The proposal includes four replacement tree planting which is to be planted in gaps along the eastern and southern section of the site.

Scheme Four

The original site plan was revised to reduce the impact on existing trees. This included re-positioning the widening of the existing access road, reducing the number of car parking spaces to facilitate the relocation of the cycle parking and replacing the stone wall boundary with hedging instead.

Supporting Information

- Supporting letter
- Surface water management plan and drainage information
- Arboricultural Impact Assessment
- Tree Protection Plan and Arboricultural Method Statement
- Preliminary Bat Roost Assessment
- Ecological Appraisal of Bats

These are available to view on the Planning and Building Standards Online Service.

Relevant Site History

22/05336/FUL

Strathmore House

4 Church Hill

Edinburgh

EH10 4BQ

Change of use from nursing home to 6 private domestic residential dwellings including car parking, private external amenity space, refuse and recycling storage, and cycle provision.

Refused

18 January 2023

22/05607/LBC

Strathmore House

4 Church Hill

Edinburgh

EH10 4BQ

Change use of former nursing home to provide 6x dwellings including parking, private amenity space, refuse storage and provision of bicycle storage.

Refused

9 January 2023

Other Relevant Site History

None.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Archaeology

Flood Prevention

Transport Planning

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

Publicity and Public Engagement

Date of Neighbour Notification: 18 May 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 26 May 2023

Site Notices Date(s): 23 May 2023

Number of Contributors: 2

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then 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 harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change Use and Adaptation of Listed Buildings
- Managing Change Extensions
- Managing Change Settings
- Managing Change External Walls

The application is for a similar resubmission of a previously refused scheme which was dismissed on appeal at the Local Review Body and DPEA (applications 22/05336/FUL and 22/05607/LBC). The DPEA reporter's assessment (appeal reference, LBA-230-2251) is a relevant material consideration in the assessment of the current proposals. It should be noted the reporter did not take issue with the proposed side extension against the listed building or its impact on the conservation area. Instead, the issue related to the interior proportions of principal rooms being disrupted by the width of the openings to the new extension, subdivision of bedrooms with en-suites, subdivisions interfering with fireplaces and the degree of intervention to historic floor plans.

For reasons that the proposed internal alterations are not development, they have not been assessed for the purpose of this application. This issue is examined through the application for listed building consent (23/02101/LBC).

HES 'Managing Change Extensions' guidance acknowledges that it is difficult to set hard and fast ground rules for extending listed buildings as much of it depends on the site, the landscape, the scale and form of the listed building and of the extension proposed. A basic principle, however, is that an extension should play a subordinate role and should avoid creating an unbalanced design. It also acknowledges that some substantial contemporary additions can be made to listed buildings where they can either have a differential or assertive contrast.

The principal elevation of the main building is symmetrical in appearance. The size and arrangement of windows on the side elevations are not linear or uniform in appearance. There is an existing single storey side extension on the west elevation of the building. Given the subdivision of the original villa plot to facilitate the residential development to the rear of the site, the original setting of the listed building has been compromised to a degree. This includes the access road that runs through the site, the size and distance of the neighbouring infill development to the rear of the site, and the size of the application plot itself. The development to the rear of the site occupies a large area of hardstanding for residents' parking. The application plot has extensive tree cover to the front and to the sides.

The proposed side extension will be set back from the principal elevation of the main building. The flat roof element and the proposed use of vertical standing seam zinc cladding would contrast with the existing building. The ground floor element will be set back by 3 metres where it will largely be screened by an existing wall. The three-storey element will be set back approximately by 13 metres where it will have a depth of 5.5 metres on the west elevation of the existing building. Existing windows will not be affected by the proposed extension. Due to the degree of set back from the principal elevation, simplified treatment finish to the front, and existing tree cover, the proposed extension will not result in an unbalanced composition. While the extension to the front will provide a differential contrast, it will not result in adverse harm to the listed building or its setting.

The design of the extension to the rear is more assertive with articulated detailing and use of treatment finish to break up its scale and massing. The use of contemporary windows and spandrel panels will provide a lightweight separation between the existing and new. The proposed use of vertical standing seam zinc cladding and dressed buff sandstone block will allow the new addition to read as a contemporary and complimentary addition without resulting in adverse harm to the listed building or to its setting.

A condition requiring sample details of all treatment finish to be provided is required. This is to consider this matter in more detail and to ensure that the materials are appropriate for its context.

Conclusion in relation to the listed building

The proposal will not impact on the special architectural or historic interest of the listed building and is acceptable with regards to Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

The Merchiston and Greenhill character appraisal advises that by the early 20th century, the spatial layout of the area was well established. The character of the street layout is dominated by Victorian villas, interspersed with substantial two, two and half and three storey terraces of outstanding quality. In the Churchill area there are significant contrasting changes of density and built form.

Buildings are complemented by a profusion of mature trees, hedges, extensive garden settings, stone boundary walls with gatepiers, metal railings, a variety of gates/fences and spacious roads. The villas incorporate a considerable variety and blend of architectural styles, unified with the use of local building materials, with grey sandstone and slated roofs.

The character appraisal also acknowledges that a number of sites within the conservation area have been redeveloped with modern block of flats. In some instances, their bulk and siting sharply contrast with the more elegant setting and fine urban grain that is prevalent in the area.

Due to the degree of set back from the principal elevation and existing tree cover, the location of the proposed extension will have limited impact on the appearance of the conservation area. In terms of character, the application site is an example of where subdivision of the original plot and redevelopment of flats to the rear of the site contrasts sharply with the urban grain of the area. However, as there is an existing side extension, the principle of redevelopment is compatible with that character. The proposed scale, form and design will not undermine the character or the appearance of the conservation area. The proposed treatment finish will allow the extension to read as a modern and complementary addition without having a detrimental impact on the conservation area. The proposal will result in conservation gains by allowing a vacant building to be adapted and brought back into use.

The location and design of the proposed refuse and cycle store will not result in adverse harm to the character or the appearance of the conservation area. The use of timber cladding for the cycle storage is acceptable.

Conclusion in relation to the conservation area

The proposal has regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 policies to be considered are:

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

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering historic asset policies. The non-statutory 'Edinburgh Design Guidance' is a material consideration that is relevant when considering the design, parking, and tree related policies.

Principle of the development

LDP policy Hou 5 sets out the circumstances where planning permission will be granted for a change of use of existing building in non-residential use to housing. The compatibility of the proposed conversion is addressed in more detail below.

Residential environment

All units exceed the minimum floor space standards as contained in the Edinburgh Design Guidance.

All units will have a dual aspect and will receive adequate daylight.

In terms of housing mix, the proposal is for less than 12 units and is therefore not required to be designed for growing families. The proposal complies with LDP policy Hou 2.

The proposed conversion to residential use is compatible with nearby residential uses on this street.

Car and cycle parking

The proposal to retain four of the existing off-street car parking is acceptable and will not exceed the maximum car parking standard contained in the Edinburgh Design Guidance. Out of the six units proposed, two units will not have a designated off-street car parking space. Given the proximity to nearby public transport and amenities, this is acceptable.

The proposed covered cycle storage with stands to accommodate twelve bikes complies with the minimum cycle parking requirements contained in the Edinburgh Design Guidance. The location of the proposed cycle parking within existing car parking area is acceptable as the opportunity to locate cycle parking elsewhere within the site is limited. This is due to the space constraints of the site and existing tree root areas. The proposal complies with LDP policies Tra 3 and Tra 4.

The proposal complies with NPF 4 policy 13 and LDP policies Tra 2, 3 and 4.

Open space

A ground for refusal for planning permission 22/05336/FUL related to LDP policy Hou 3 (Private Green Space in Housing Development). The refused scheme provided private gardens for three units only. The current scheme provides approximately 77 sqm of communal garden space to the front, 24 sqm private space for apartment 1 and 62 sqm private space for apartment 2.

LDP policy Hou 3 states that in flatted developments with communal provision, this will be based on a standard of 10 sqm per flat and this equates to 40 sqm (excluding units with private gardens). In addition, minimum of 20% of total site area should be useable greenspace and this equates to approximately 237 sqm.

While the quantity of communal provision is met, the proposal does not meet the quantity or quality of useable greenspace, with an approximately shortfall of 74 sqm. The communal garden area to the front of the building is north facing with mature trees shading most of the site on its northern and western boundary. The proposed open space provision, both private and communal are limited in their capacity to receive adequate sunlight and to be used for a wide range of functions. The characteristics of the site, however, is a relevant material consideration in outweighing the absence of useable greenspace. The site layout is constrained due to its historic subdivision of the original plot with Chartwell (4b Church hill) located to the rear of the site. It is in the beneficial interest of the listed building to be adapted to secure a long-term future use which will provide an attractive living environment internally with car and cycle parking met. The trees within the site are of paramount importance to be retained and protected. The site is within walking distance to Morningside/Bruntsfield town centre and is within 800 metres walking distance of The Meadows and Bruntsfield Links. While the useable greenspace criteria are not met, future occupiers would still have an attractive living amenity in this location. It would be unreasonable to refuse planning permission on grounds of LDP policy Hou 3 when there are other material considerations. The infringement is therefore justifiable in this instance.

The proposals do not comply with LDP policy Hou 3 but there are other material considerations that outweigh this infringement.

Design

The design of the proposed extension is assessed in more detail in the listed building and conservation section above. The proposal will not be damaging to the character of the area. The design and siting of the proposed extension addresses the sensitive qualities of the main building where it will not result in adverse harm to its character. The proposal complies with LDP policies Des 1 and Des 12.

Neighbouring amenity

The proposed conversion of the building to residential and the proposed extension will not impact on neighbouring amenity in terms of loss of privacy, sunlight or result in adverse overshadowing. The proposal is compatible with nearby residential uses. The proposal complies with LDP policy Des 12.

Trees

A ground for refusal for planning permission 22/05336/FUL related to LDP policy Env 12.

The proposed refuse/recycling and cycling storage are positioned away from the existing tree root areas and this is acceptable. Hedging instead of a stone wall is to be used to delineate boundaries within the site. This is to avoid impacts on the health and longevity of the tree roots.

The submitted Arboricultural Impact Assessment and Tree Protection Plan and Arboricultural Method Statement was reviewed by specialist Tree Officers. The removal of one Lawson Cypress (T8) tree, pruning of two trees (T10 and T11) and partial removal of tree group G2 (Common Holly) is acceptable. Four trees, comprising of *Chamaecyparis lawsoniana* (Lawson cypress), *Ilex aquifolium* (Common holly), *Sorbus* 'Joseph Rock' (*Sorbus* species), and *Betula utilis* 'Jacquemontii' (White barked Himalayan birch) are proposed to be planted in gaps along the eastern and southern boundaries to offset loss to amenity. It should be noted that two trees will be replaced like-for-like. The proposal will not have a damaging impact on existing trees and the proposed replacement tree planting is acceptable.

Conditions relating to the arboricultural method statement and the landscaping scheme are applied. This is to safeguard existing trees and to ensure that the site is landscaped to a high standard of design upon completion.

The proposal complies with LDP policy Env 12.

Flooding impacts

A surface water management plan was submitted. Flood Prevention were consulted and advised that the application can proceed to determination.

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 proposal is linked to the spatial principles 'Conserving and recycling assets', 'Local living' and 'Compact urban growth'.

NPF4 policy 2 seeks to facilitate development that minimises emissions and adapts to the current and future impacts of climate change. As the proposal seeks to bring a vacant building back into use, this is linked to 'Conserving and recycling assets', 'Local living' and 'Compact urban growth' and is consistent with NPF4 policy 9, 15 and 25. The submitted Surface Water Management Plan demonstrates that a 1:200-year storm event (including allowance for climate change) can be attenuated safely on site with 1:1000-year (including allowance for climate change) return period accounted for. The retention of trees will continue act as a carbon soak and the replanting of four trees will enhance biodiversity within the site.

The proposal complies with NPF 4 policies 1, 2 and 3.

Protected Species

Following the 'Preliminary Bat Roost Assessment', an 'Ecological Appraisal of Bats' was carried out. The second survey confirmed that foraging and commuting activity was recorded but no bat roosts were identified within the associated buildings during the bat emergence surveys. The findings concluded that the proposal will not result in loss of foraging habitat or loss of bat roosts. As a result, no further survey works is required and that a bat licence is not required in this instance.

A landscape condition is applied to ensure that biodiversity measures outlined in the 'Aboriginal Report' is delivered.

The proposal complies with NPF4 policy 3(c).

Other Matters

Archaeology

As a category B listed villa, the application building is of historic interest. The City's Archaeology recommends that a basic archaeological historic recording of the building is undertaken prior to development to provide a permanent record of the building and its Victorian interior decoration. A condition is applied to that effect.

Developer Contributions

Education - Using the Council's pupil generation rates, the proposed conversion to six flats will not generate new pupils. A contribution towards education infrastructure is therefore not required.

Healthcare - The site is not within a health care contribution zone. No contribution towards health care is required.

Conclusion in relation to the Development Plan

The proposals do not comply with LDP policy Hou 3 as useable greenspace will not be met in quantity and quality terms. The planning history and characteristics of the site is a relevant consideration that overrides this infringement. The proposal would secure a future use for the listed building and future occupiers would still have an attractive living amenity within the development. The proposal will not have an adverse impact on neighbouring amenity. On balance, the proposals are compatible with the policies contained in NPF4 and in the Edinburgh Local Development Plan.

d) 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. No impacts have been identified.

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 signed petition with twenty-three names was received in support of the application.

A summary of the representations is provided below:

material considerations

- The proposal is sympathetic to the building and conservation area - Addressed in Section A
- Facilitate a redundant building to provide much needed accommodation - Addressed in Section B

Conclusion in relation to identified material considerations

The other material considerations have been identified and addressed. There are no outstanding material considerations.

Overall conclusion

The proposal will not impact on the special architectural or historic interest of the listed building and is acceptable with regards to Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal has regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposals do not comply with LDP policy Hou 3 as useable greenspace will not be met in quantity and quality terms. The planning history and characteristics of the site is a relevant consideration that overrides this minor infringement. The proposal would secure a future use for the listed building future occupiers would still have an attractive living amenity within the development. The proposal will not have an adverse impact on neighbouring amenity. On balance, the proposals are compatible with the policies contained in NPF4 in relation to sustainable, liveable, and productive places. Except for useable greenspace, the proposal complies with the policies contained in the Edinburgh Local Development Plan. 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 works shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, analysis and reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. Notwithstanding the approved drawings, sample/s of the proposed dressed buff sandstone block/cladding for the side extension and samples of the proposed local stone boundary wall shall be submitted to and approved in writing by the Planning Authority before work commences on site. The samples should detail the stone type, colour and size.
4. Prior to occupation of the first residential unit, cycle storage as shown on Drawing 11C and 20A shall be provided.
5. 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. This shall include four replacement tree planting.
6. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
7. No tree work to be carried out unless in accordance with the approved Arboricultural Method Statement (TD TREE AND LAND SERVICES LTD, Tree Protection Plan and Arboricultural Method Statement revision dated 29/09/2023) and (TD TREE AND LAND SERVICES LTD, Arboricultural Impact Assessment, revision dated 29/09/2023) or with separate consent from the planning authority.
8. Prior to the commencement of development all tree protection measures proposed in the approved Arboricultural Method Statement (TD TREE AND LAND SERVICES LTD, Tree Protection Plan and Arboricultural Method Statement, revision dated 29/09/2023) and (TD TREE AND LAND SERVICES LTD, Arboricultural Impact Assessment, revision dated 29/09/2023) and must be implemented in full. These measures must not be removed or altered in any way unless with the consent of the planning authority.

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. To ensure that cycle parking/storage is delivered for future occupiers.
5. In order to ensure that a high standard of landscaping is achieved, and that replacement tree planting is delivered to offset loss to amenity.
6. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
7. In order to safeguard protected trees.
8. In order to safeguard protected trees.

Informatives

It should be noted that:

1. 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.
2. 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.
3. The applicant should consider developing a Travel Plan including provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
4. 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.
5. As per the 'Ecological Appraisal of Bats' the applicant is encouraged to install three bat boxes at a height of 4m on the edge of the southern boundary trees, considering a clear flight path.
6. Prior to construction, the applicant should confirm that Scottish Water accept the proposed surface water discharge to the combined network.

Background Reading/External References

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

Further Information - Local Development Plan

Date Registered: 10 May 2023

Drawing Numbers/Scheme

01-10, 11C, 12-19, 20A, 21-28.

Scheme 4

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer
E-mail: laura.marshall@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Archaeology

COMMENT: No objections, subject to programme of archaeological works.

DATE: 22 May 2023

NAME: Flood Prevention

COMMENT: Proceed to determination.

DATE: 2 October 2023

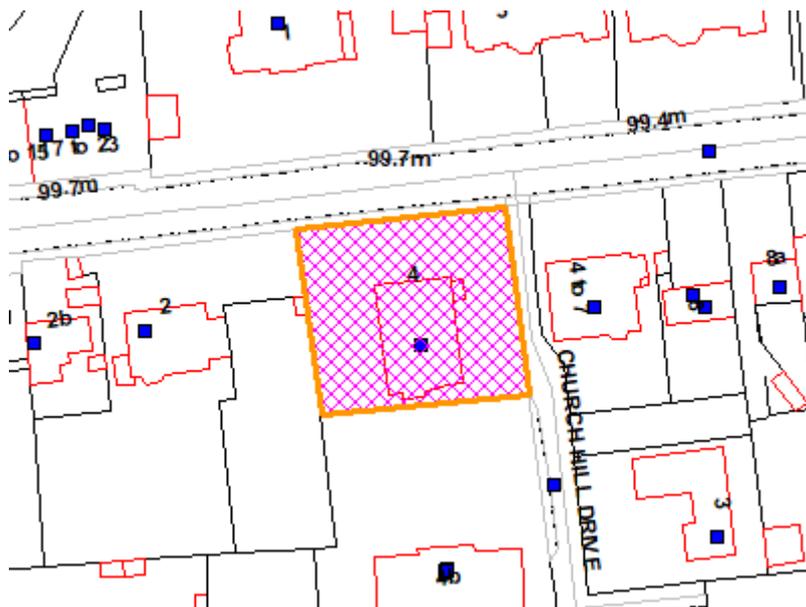
NAME: Transport Planning

COMMENT: No objection.

DATE: 24 May 2023

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

Location Plan



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