

# Development Management Sub-Committee Report

**Wednesday 21 August 2024**

**Application for Planning Permission  
6 Cammo Road, Edinburgh, EH4 8EB.**

**Proposal: Demolition of existing dwelling and construction of 8 new semi-detached dwellings. (In retrospect).**

**Item – Committee Decision  
Application Number – 24/01279/FUL  
Ward – B01 - Almond**

## **Reasons for Referral to Committee**

The application has been referred to the Development Management Sub-Committee because it is subject to 98 public comments in objection, and it is being recommended for approval. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub Committee.

## **Recommendation**

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

## **Summary**

The proposals will have due regard for the global climate and nature crisis, are acceptable in principle and are of an acceptable design. The proposals do not result in an unacceptable impact to neighbouring amenity or trees, and do not raise concerns regarding transportation, protected species or flooding. The proposals comply with the overall objectives of the Development Plan. No other material considerations identified outweigh this conclusion. It is therefore recommended that the application be granted.

## **SECTION A – Application Background**

### **Site Description**

The application site is a 4,065 sqm piece of land located on the north western side of Cammo Road, surrounded on all sides by residential development, and opposite the junction of Cammo Road and Cammo Gardens. The application property is a large six bedroom detached 1930s villa, the grounds of which feature a large driveway, lawn, tennis court and two outbuildings. The surrounding area is of residential character, and features a mix of housing types, predominantly these are large villas of a similar style to the application property, smaller detached houses, and terraced houses, however in proximity to the site there are also terraced townhouses, flats, bungalows, and semi-detached dwellings.

### **Description of the Proposal**

The proposal is to demolish the existing villa and associated outbuildings and replace this with eight semi-detached town houses of a modern design aesthetic, with associated rear double garages, a central access route, private gardens, bin houses and landscaping (including tree removal). The townhouses are to be two storeys high with large roofs, each featuring six bedrooms, front and rear dormers and a private rear garden.

### **Scheme 2**

The proposal was amended to feature pitched roofs with dormers, reduce the extent of hardstanding to the front of the garages, and to feature a continuous raised footway at the property's access to Cammo Road.

### **Scheme 3**

The proposal was amended to change the species of tree to be planted in the front gardens of the proposed properties.

### **Supporting Information**

- Cover Letter
- Planning Statement
- Design Statement
- Energy Design Analysis v2
- Flood Risk Assessment
- Stage 1 Desktop Study Parts 1 and 2
- Surface Water Management Plan
- Sustainability Statement Form
- Transport Statement
- A1 Flooding Certificate
- Scottish Water Capacity Review
- Surface Water Management Checklist
- Waste Management Strategy

- Updated Noise Impact Assessment
- Tree Survey
- Bat Roost Potential Survey
- CEC Waste Management Letter of Agreement

### **Relevant Site History**

No relevant site history.

### **Other Relevant Site History**

No other relevant site history was identified.

### **Pre-Application process**

Pre-application discussions took place on this application.

### **Consultation Engagement**

Transport

Airport

Scottish Water

Waste

Environmental Protection

Education

Archaeology

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

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 18 March 2024

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

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

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

**Number of Contributors:** 99

## **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 policies to be considered are:

- LDP Delivering the Strategy policy Del 1;
- LDP Design policies, Des 1, Des 4 and Des 5;
- LDP Environment policies, Env 12, Env 21 and Env 22;
- LDP Housing policies, Hou 1, Hou 2 and Hou 4;
- LDP Transport policies, Tra 2, Tra 3, Tra 4;
- LDP Resource and Services policy, RS 6;
  
- NPF4 Sustainable Places policies 1, 2, 3, 9, 12, and 13;
- NPF4 Liveable Places polices 14, 16 and 22.

The non-statutory Edinburgh Design Guidance is a relevant material consideration when assessing the application's compliance with the Development Plan.

## Principle of use

### *Spatial character*

Policy Hou 2 seeks the provision of a mix of housing types and sizes to meet a range of housing needs, including for families, having regard to the characteristics of the area surrounding a site and its accessibility. Policy Hou 4 states that the Council will seek an appropriate density of development on a site having regard to its character and accessibility. The Edinburgh Design Guidance (EDG) states that, "new development should achieve a density that is appropriate to the immediate site conditions and to the neighbourhood", and that, in new suburban developments, "the Council encourages the efficient use of land and a mix of housing types. Introducing housing types such as flats, colonies, four in a block, terraces, mews houses and townhouses can help to increase densities on sites that are otherwise designed for detached and semi-detached housing"

The proposal is for eight terraced town houses within a predominantly residential area. The plot is sufficiently large to accommodate the townhouses and their provision is encouraged by the Edinburgh Design Guidance, which recognises that having a range of different dwelling types in an area improves social sustainability and the viability of local services. The proposal will result in an increased density of housing on the site, which will be higher than is typical of the surrounding area. However, the development remains of a domestic scale, and will not have a detrimental impact on the wider amenity, environmental quality or the overall character of the area. The wider area includes examples of higher density housing developments, including six town houses and several blocks of flats at the junction of Cammo Road and Queensferry Road, detached houses in smaller plots at the junction of Cammo Road and Cammo Gardens, and terraced houses on Strathalmond Park, Strathalmond Court and Strathalmond Green.

The proposal complies with LDP policies Hou 2 and Hou 4.

### *Location of development*

The application will result in the sustainable reuse of brownfield land, with the increased density of activity that will result from the proposal contributing to maximising the potential of the site. Similarly, by increasing the number of people living on the site the proposal aids the vitality of the area, diversifying the range of housing types available in the local area. The proposal is located in an appropriate location, approximately 9 minute walk from the Whitehouse Road Local Centre, and an approximate 2 minutes walk from the nearest bus stop. This is supported by the Edinburgh Design Guidance, which notes with reference to housing density that, "having higher densities allows land to be used more efficiently, helps regeneration and minimises the amount of greenfield land being taken for development. Higher densities also help maintain the vitality and viability of local services and facilities such as schools and local shops, and encourage the effective provision of public transport."

The proposal complies with NPF4 policies 9, 12 and 16, and LDP policy Hou 1.

### *Loss of the existing house*

The proposal will result in the loss of the existing building(s) on site, including the main building and outbuildings. Despite the main building making a positive contribution to the local area, as is noted by several public comments, the building is not listed or located within a conservation area and as such there is no applicable development plan policy which would seek its retention.

### Climate and Sustainability

The proposals will have a neutral impact on the climate and nature crises and are designed suitably to minimise lifecycle greenhouse gas emissions. Whilst the replacement of the existing house with eight new houses will result in an overall increase in greenhouse gas (GHG) emissions over a 60 year period, as the proposed dwellings are to be more energy efficient, each new house will result in only 36% of the GHG emissions of the existing house over a 60 year period should the existing house be retained. Embodied emissions have been accounted for in the above calculations.

The applicant has provided a waste management strategy demonstrating 99% of waste produced on site as part of construction is projected to be reduced, reused or recycled.

Subject to conditions, the proposals comply with NPF4 policies 1, 2, 3, and 12.

### Design

The proposal makes use of a suitable contemporary modern design, positioning the new buildings within the site to reinforce the street's building line. In terms of scale and height, the proposal matches the scale of the larger buildings in the street and surrounding area, and whilst the proposal will be greater in height than adjacent buildings, it will be no higher than the existing building.

Following amendment, the applicant has proposed the use of pitched roofs and dormers to soften the roofline and massing of the proposal and reflect the roof types of properties in the local area. The material palette has been chosen with the intention of avoiding a pastiche of the older neighbouring buildings that feature a more traditional design aesthetic, using high quality materials that reflect elements of neighbouring buildings, whilst remaining clearly distinct, as is recommended in the Edinburgh Design Guidance, which states, "where alternative materials are used, these should either harmonise or provide a striking contrast". The surrounding area features a variety of different building types, including town houses, villas, semi-detached houses and flats, as well as a range of architectural approaches. As such, there is not a uniformity to the design of buildings in the area that would preclude the use of a modern design, and the introduction of the eight townhouses cannot therefore be said to detract from the character of the local area, its sense of place, or conflict with the six qualities of successful places.

A condition has been attached to the consent requiring that details of the materials to be used are approved by the planning authority before works commence on site.

Subject to conditions, the proposal complies with LDP policies Des 1 and Des 4, and NPF4 policy 14.

## Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the Edinburgh Design Guidance. The proposals will not result in any unreasonable loss to neighbouring amenity.

In terms of daylighting, the proposed houses are located such that any reduction in light to nos 4 and 6 Cammo Road will fall on the side gable walls of these properties. Windows that may be impacted on nos 4 and 6 Cammo Road are therefore side windows, and as such are not protected from daylighting impact. Due to their position within the site, the garages proposed to the rear of the site will not result in a reduction to daylight that might reach the windows of houses fronting onto Strathalmond Park.

In terms of sunlighting impact, the proposal results in a marginal infringement of the 45 degree line test described in the Edinburgh Design Guidance, which after accounting for the existing 3m high boundary hedge, will result in a small degree of increased overshadowing of the neighbouring garden at no 8 Cammo Road.

However, the proposed houses are laid out such that the gable walls of the neighbouring buildings face each other, resulting in the majority of the shadow that will be cast by the new houses falling on the side gable wall of no 8 Cammo Road, with only a small proportion of the area of overshadowing falling on the garden of the property at no 8. This garden area does not form no 8's main outdoor amenity area, is small in comparison with the rest of the garden and is already subject to a degree of overshadowing from nearby mature planting. As such, on balance the overshadowing impact to no 8 is not considered to be unreasonable. Other properties in proximity to the application site will not be impacted by overshadowing from the proposal.

The applicant has provided a Noise Impact Assessment regarding the impact of the proposed Heat Pumps regarding neighbouring dwellings. A condition has been attached regarding plant noise from the proposed air source heat pumps to ensure compliance with the technical specifications submitted as part of the Noise Impact Assessment.

Conditions have been attached to the application regarding the need for a site survey to identify and mitigate any potential ground contamination, as well as to require the installation of electric vehicle charging points in the proposed garages in order to mitigate the air quality impacts of the development.

Subject to conditions, the proposal complies with LDP policies Des 5 and Env 22.

## Trees

Though the proposal will involve the loss of all trees on the site, and the mature front garden hedge, only one of the trees has been identified as being worthy of retention. The proposal includes the planting of a number of new trees on site as part of the proposed landscaping works, which are considered to be sufficient mitigation for the loss of the tree. New hedges, shrubs and other soft landscaping features will be included in the front and rear gardens, creating an overall attractive environment.

Conditions have been attached to the application to ensure the protection of trees in proximity to the development that are not proposed to be removed.

Subject to conditions, the proposal complies with LDP Policy Env 12.

### Protected Species

Public representations refer to the presence of bats on the site. A bat roost potential survey has been submitted. It identifies the building as having potential bat roosting features present. The report recommends a number of mitigation measures, including surveys, to be undertaken to account for this, which have been required by condition in order to ensure that the development will not have an adverse impact on protected species.

Subject to conditions, the proposal complies with NPF4 Policy 4f.

### Transport

Eight car parking spaces are to be provided within the garages proposed to the rear of the development. The garages have been designed to preclude the parking of more than one vehicle, as the doors are sized such that they will not allow for a second car to access the internal area while another car is parked within the garage. In addition to the proposed individual car parking space, each garage will provide general storage space and two cycle parking stands (enabling the parking of four cycles). The quantity and quality of the car and cycle parking provided meets the requirements of the Edinburgh Design Guidance. The applicant has amended the development's design to reduce the extent of hardstanding adjacent to the garages to 6m, which is the minimum necessary for manoeuvring vehicles to and from the garages, reducing the risk that this area might be used for informal car parking, as parking a vehicle in this area would block access to the garages.

The development proposes the removal of the two existing vehicular accesses to Cammo Road, and the creation of a new vehicular access to Cammo Road. The new access has been designed to prevent motorists from mistaking the access as a continuation of the public highway, using the front gardens, internal gate, a change in surface material and a continuous raised footway across the proposed access to provide visual cues to motorists approaching the development along Cammo Road and Cammo Gardens.

Following the amendments to the rear hardstanding and the Cammo Road access, transport has raised no objections to the proposals, subject to informatives being attached the consent.

Subject to informatives, the proposal complies with LDP policies Tra 2, Tra 3, Tra 4, and NPF4 policy 13.



## Education

The application results in an increased demand on Education infrastructure within sub-area W-1 of the West Edinburgh Contribution Zone. To mitigate the cumulative impact of development that would be anticipated if this proposal and other urban area sites progressed, the proposed development is therefore required to make a contribution towards the delivery of education infrastructure.

The applicant will be required to enter into a suitable legal agreement securing the contribution towards the delivery of education infrastructure, totalling £281,792 (Primary School Infrastructure: £127,320, Secondary School Infrastructure: £138,136, Primary Land: £16,336).

## Flooding

The applicant has provided a flood risk assessment and surface water management plan that demonstrate that the development will not result in an increased risk of flooding. However, as the development proposes surface water be discharged to the combined network it is necessary for it to be confirmed that Scottish Water will accept this. A condition has been attached requiring the applicant submit confirmation that the proposed surface water discharge rate to the combined network is acceptable to Scottish Water.

Subject to conditions, the proposal complies with LDP policies Env 21 and RS 6, and NPF4 policy 22c.

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

The proposals will have due regard for the global climate and nature crisis, are acceptable in principle and are of an acceptable design. The proposals do not result in an unacceptable impact to neighbouring amenity or trees, and do not raise concerns regarding transportation, protected species or flooding. The proposals comply with the overall objectives of the 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 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. The Council is currently considering the recommendations and modifications required to the Proposed City Plan 2030. It is the intention that the modifications will be considered by the Council before the end of June 2024. At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the proposed modifications have been fully considered.

## 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

97 comments in objection to the application were received, including an objection from Cramond and Barnton Community Council. 2 comments in support of the applications were received, the content of one of the comments in support of the application is however in objection to the proposal. A summary of the representations is provided below:

### *Cramond & Barnton Community Council objection - considered in section a)*

- Insufficient consideration was given to the retention and possible upgrade of the existing building, which would be preferable in terms of sustainability.
- The design of the proposed development uses inappropriate materials, is of an inappropriate scale, and is out of character with the surrounding area.
- The 'whole life' carbon assessment requirements of City Plan 2030 Policy Env7 have not been fulfilled.

### *material considerations in objection - considered in section a)*

- Design out of keeping with the local area, unattractive and of low quality, not contributing to a sense of place.
- Town houses are not typical of the local area.
- The existing building is of significant architectural merit and is suitable for reuse.
- Proposal is too large in scale.
- Proposal includes an unacceptable density of housing.
- Proposal is overdevelopment.
- Proposal will have a negligible impact on the lack of housing in Edinburgh.
- Loss of wildlife habitat and negative impact to biodiversity.
- Negative impact to bats.
- Negative impact to protected species.
- Loss of trees.
- Loss of open space. The application site is not designated as Open Space in the Development Plan.
- Insufficient consideration of lifecycle carbon emissions of demolition and replacement rather than the retention of the existing building.
- Increase car traffic on Cammo Road and local area, with impacts to congestion, road safety and pollution. No significant increase to traffic congestion is identified.
- Insufficient car parking proposed.
- Too much car parking proposed.
- Development does not promote alternatives to private car use.

- Transport statement provides insufficient evidence regarding the increase in the number of parking spaces to be provided.
- Negative impact to road safety.
- Negative impact to neighbour's amenity.
- Location of the garages close to the rear boundary with properties on Strathalmond Park will negatively impact amenity.
- Does not contribute to improving local infrastructure and amenities.
- The proposal does not provide affordable housing. The number of properties on the site falls below the threshold for which the provision of affordable housing is required by the Development Plan.
- Local infrastructure and amenities are insufficient to support an increase in the number of people living on the site. Assessed in section a).
- Will increase surface water run off to neighbouring properties, increasing flooding risk.
- Scottish water will not permit the use of the combined sewer for drainage.
- Contrary to planning guidance documents.
- Contrary to the Local Development Plan.
- Contrary to the National Planning Framework 4.
- Contrary to the Town and Country Planning (Scotland) Act 1997. The content and process of the application have been considered in accordance with/processed following the relevant statutory requirements.

*material considerations in support* - considered in section a)

- Will provide homes for families and help Edinburgh meet its house building targets.
- Proposal will not appear out of character with the local area.

*non-material considerations* - considered in section a)

- Trees felled prior to application's submission.
- The development should propose more trees.
- Insufficient evidence that consideration was given to retaining the building.
- Amenity impacts of construction.
- Negative impact to neighbour's amenity (light pollution).
- The proposal will encourage illegal and/or unsafe on street parking.
- Perceptions of community sentiment.
- Previous planning applications in the local area refused.
- Will create a precedent.
- Loss of the established garden planting.
- Town houses at 2A-2F Cammo Road are not characteristic of the local area and should not be taken into account when considering the application.
- Impact to views of the local area and views from private land.
- Visualisation submitted is taken from an overly sympathetic angle to the development and does not accurately reflect the existing buildings on the street.
- The design and access statement is incorrect in its characterisation of the proposal and the local area containing misleading statements.
- Building line not respected at rear.
- No landscape and visual amenity assessment undertaken.
- No bat survey available on the planning portal.

- The existing building is suitable for reuse and is well maintained.
- Financial motivations of the developer.
- Asbestos will need to be removed during demolition.
- The application refers to trimming the boundary hedge.
- Negative impact to property values.
- Comments relating the poor character of the property developer of another development on Cammo Road.
- Allegations of corruption.
- Unable to access public representations on the planning portal.
- Sufficient houses elsewhere in the local area.
- The site is not brownfield land.

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

The proposals do not raise any issues in relation to other material considerations identified.

### **Overall conclusion**

The proposals will have due regard for the global climate and nature crisis, are acceptable in principle and are of an acceptable design. The proposals do not result in an unacceptable impact to neighbouring amenity or trees, and do not raise concerns regarding transportation, protected species or flooding. The proposals comply with the overall objectives of the Development Plan. No other material considerations identified outweigh this conclusion. It is therefore recommended that the application be granted.

## **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. The plant noise specifications recommended within the Xi Engineering noise impact assessment Technical Report Reference Number V6 dated 05/06/2024 should be installed and operational prior to start of operations on site.
3. Prior to the commencement of construction works on site:
  - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development and

- b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- c) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
4. Each property shall be fitted with an electric vehicle charge point with capacity in mains for a 32 - amp 7Kw electric vehicle charging socket as shown on drawing 3107 (PL) 06 A and dated Jan 24. They shall be installed and operational in full prior to the development being occupied.
  5. 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.
  6. Cycle parking shall comply with the details shown on drawing 09A Garage block as proposed and drawing 12 Cycle stand details, provided on 14 March 2024 and 23 April 2024 April respectively, and shall be implemented prior to the occupation of the development hereby approved.
  7. Prior to the commencement of works on site, including demolition or tree works, the recommendations of the Bat Roost Potential Survey by Acorna Ecology provided on 14 March 2024 shall be undertaken, and confirmation of their undertaking and the results of the relevant surveys be provided in writing to the planning authority.
  8. No development shall take place until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) specific to this scheme, have been submitted to and approved in writing by the Local Planning Authority. The TPP and AMS shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of, British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, or any other details therein which are specific to the scheme. Once approved, all protection measures (inclusive of demolition and preparatory work) shall be erected prior to any equipment, machinery or materials being brought on to the site and thereafter maintained until all construction work, equipment, machinery and surplus materials have been permanently removed. Nothing shall be stored, or placed in any area which is shown as excluded, nor will ground levels within those areas be altered, nor any excavation made, nor will the area be used for access, of any kind.

Once approved, the development shall be undertaken in entire accordance with the approved plans and particulars until the full completion of the development. Any proposed deviation must be agreed in writing with the Local Planning Authority.

9. No excavation, demolition or other development related works shall commence until all the tree protection measures shown within the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) required by condition 10 have been fully installed.

Once installed, the agreed protection measures shall be maintained and monitored in full until all construction works are complete, and all equipment, machinery and surplus materials have been permanently removed from the site. The ground levels within areas shown as excluded shall not be altered, nor any excavation be made, nor shall the area be used for access of any kind including vehicular and there will be no storage of materials or liquids, of any kind, nor any welfare/office structures placed within land shown as excluded.

The agreed tree protection and method statement must be undertaken in entire accordance with the approved plans and particulars until the full completion of the development. Any proposed deviation must be agreed in writing with the Local Planning Authority.

10. Prior to the commencement of development, in stages as set out below, detailed plans showing the areas to be used for:
  - a) on-site materials storage,
  - b) construction workers parking,
  - c) areas for ancillary temporary building(s) including any phasing of use,
  - d) welfare buildings, and,
  - e) site offices,

Such as they refer to the following development stages, must be separately approved in writing by the Local Planning Authority for:

- a) demolition stage works
- b) remaining development works.

These areas shall be outside the combined canopy spread and RPA of any retained tree on or adjacent to the site, once approved, the associated development stages shall be undertaken in entire accordance with the approved plans until the full completion of the development. Any proposed deviation must be agreed in writing with the Local Planning Authority.

11. Prior to the commencement of demolition and construction (including all preparatory work), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority. Any such proposed works should be no more than minor in extent to any existing tree whether on or adjacent to the site, meaning excluding primary scaffold framework of the tree and not result in disfigurement or distortion of the trees form or habit.

**Reasons:-**

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to protect residential amenity.
3. In order to ensure the site is safe for the proposed use.
4. In order to protect residential amenity with regard to air pollution.

5. In order to enable the planning authority to consider this/these matter/s in detail.
6. In order to comply with Local Development Plan Policy Tra 3 in respect of Private Cycle Parking.
7. In order to comply with NPF4 policy 4f with respect to protected species.
8. To protect trees which contribute to the amenity of the site and surrounding area.
9. To protect trees which contribute to the amenity of the site and surrounding area.
10. To protect trees which contribute to the amenity of the site and surrounding area.
11. To protect trees which contribute to the amenity of the site and surrounding area.

## **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.

These matters are:

### Education

The applicant will be required to enter into a suitable legal agreement securing the contribution towards the delivery of education infrastructure, totalling £281,792 (Primary School Infrastructure: £127,320, Secondary School Infrastructure: £138,136, Primary Land: £16,336). The sums will be indexed as appropriate, and the use period will be 10 years from date of payment. 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.

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 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.
5. The applicant will be required to relocate existing lighting on the proposed access location at no cost to the Council.
6. Any off-street parking space should comply with the Council's Guidance for Householders dated 2018 ([http://www.edinburgh.gov.uk/info/20069/local\\_plans\\_and\\_guidelines/63/planning\\_guidelines](http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines) including:
  - a. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
  - b. Any gate or doors must open inwards onto the property;
  - c. Any hard-standing outside should be porous;
  - d. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits <https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/1>
7. Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant should therefore be aware of the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).
8. Prior to the commencement of works on site, the applicant will submit to the planning authority confirmation 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: 15 March 2024**

### **Drawing Numbers/Scheme**

01, 02, 03B, 04A, 06A, 07A, 08, 09A, 10A, 11A, 12

Scheme 3



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

Contact: James Armstrong, Planning Officer  
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## Appendix 1

### Summary of Consultation Responses

NAME: Transport

COMMENT: No objections subject to appropriate conditions and informatives.

DATE: 28 May 2024

NAME: Airport

COMMENT: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal, however have made the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British

Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

DATE: 4 April 2024

NAME: Scottish Water

COMMENT: Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced.

DATE: 27 March 2024

NAME: Waste

COMMENT: Agreement on the waste strategy and requirements for this development have been reached subject to conditions.

DATE: 23 April 2024

NAME: Environmental Protection

COMMENT: No objection subject to recommended conditions/informatives.

DATE: 7 June 2024

NAME: Education

COMMENT: The proposed site is in the following catchment areas: Cramond Primary School, St Andrew's RC Primary School, The Royal High Secondary School and St Augustine's RC High School.

The proposed site is located in sub-zone W-1 of the West Edinburgh Education Contribution Zone. The 2018 Supplementary Guidance requires development in W-1 to contribute towards a new primary school in HSG 19: Maybury and additional secondary school capacity.

The cumulative impact of the proposed development on the capacity of the learning estate has been carried out. The education infrastructure actions identified in the 2018 Supplementary Guidance are not appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed because the costs to

deliver the education actions set out in the SG have significantly increased.

To mitigate the cumulative impact of development that would be anticipated if this proposal and other urban area sites progressed, the proposed development is therefore required to make a contribution towards the delivery of additional primary and secondary school capacity.

DATE: 23 April 2024

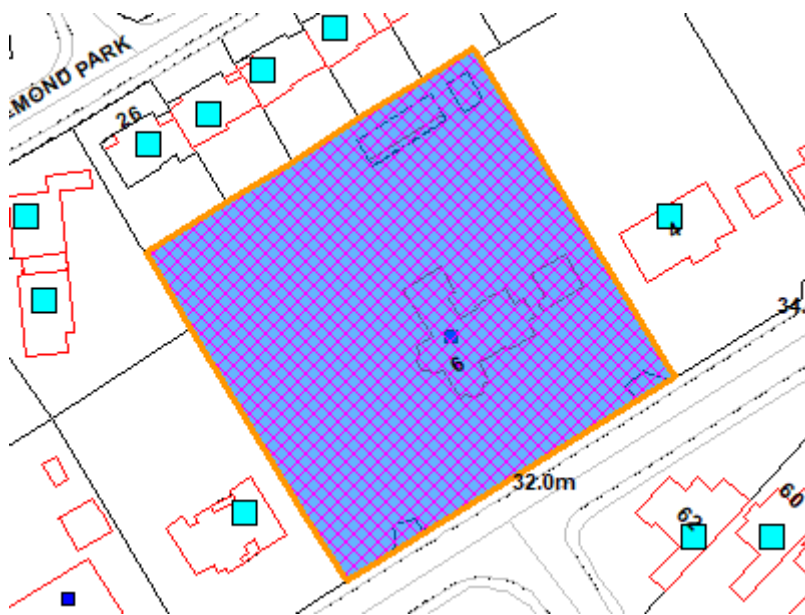
NAME: Archaeology

COMMENT: Until the construction of the current house in the mid-20th century, the site formed part of open farmland to the east of the Cammo Estate and south of the River Almond an area of archaeological potential. However given the recent development history and no recorded sites from the immediate area adjacent combined with the negative results from the evaluation of the adjacent Cammo Meadows site, it has been concluded that although within an area of potential there are no significant, archaeological implications in regard to this application.

DATE: 8 April 2024

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

## Location Plan



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