

**Planning Permission in Principle 11/00188/PPP
at
Fairmilehead Water Treatment Works
55 Buckstone Terrace
Edinburgh
EH10 6XH**

**Development Management Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 11/00188/PPP, submitted by Scottish Water. The application is for: **Planning permission in principle for residential development with associated roads, parking, landscaping and access.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is approximately 13.3 hectares and is currently occupied by Fairmilehead Water Treatment Works. The site will become available for redevelopment once new water treatment works are operational at Glencourse, Midlothian. The site currently contains seven open air water tanks and a series of small industrial buildings. There are two vehicular accesses into the application site from Buckstone Terrace. The application site does not include the main office building for the treatment works. This building fronts Buckstone Terrace and will remain operational.

There is a B-listed single storey Edwardian filter house close to the southern boundary (listing reference 03/00944/B). The wall and gate posts which form the southern part of the western boundary also form part of this listing.

There is a wooded strip along part of the north eastern boundary of the site, edging playing fields which serve the local school. A cluster of tall mature trees and a large telecommunications mast is situated close to the eastern boundary of the site, to the north west of the playing fields.

The site is within a predominately residential area with neighbouring properties to the north, east and south. The main office building for the treatment works is adjacent to the south western boundary of the site and there is a public house at its western corner.

Site History

There is no relevant planning history for this site.

Pre-Application Process

Pre-application discussions took place on the proposals and the advice was given with regards to the principle of residential development on the site.

In accordance with The Planning etc (Scotland) Act 2006, a Proposal of Application Notice was submitted and registered on 25 August 2010. Copies of the Notice were also issued to

- Fairmilehead Community Council
- All ward councillors
- Pentlands Neighbourhood Partnership

Community consultation events were held in October 2010. Full details can be found in the Pre-Application Consultation report, which sets out the findings from the community consultation. This is available to view on the Planning and Building Standards Portal.

Description of the Proposal

The proposal is for planning permission in principle for the development of up to 300 residential units.

It is proposed that the primary vehicular access will be from Buckstone Terrace, using the existing road at the north-west of the site. The small road at the southern part of the site will be used for emergency vehicle access.

Although the applicant has provided an indicative plan of the developed site in the design and access statement, this application is only seeking approval for the principle of residential development on the site.

Supporting Statements

- Planning Statement
- Pre-Application Consultation Statement
- Design and Access Statement
- Transport Assessment
- Tree Survey
- Bat Survey
- Drainage Assessment
- Noise Impact Assessment
- Air Quality Impact Assessment

These documents are available to view on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) there are any transport implications;
- c) the proposal meets sustainability criteria;

- d) the proposal will have a detrimental impact on biodiversity;
- e) the proposal is detrimental to residential amenity;
- f) there are sufficient community facilities to support the development;
- g) there would be any adverse impact on historic or archaeological remains; and
- h) the proposal is acceptable with regards to flooding and drainage.

a) The site has been allocated in the Edinburgh City Local Plan for housing development (HSG 20) within the urban area. The local plan estimates that the site could have a capacity of 300 units.

In accordance with Edinburgh City Local Plan Policy Hou 7 and relevant non-statutory guidance, the applicant has agreed to provide 25% on-site affordable housing provision.

No detailed information has been provided in relation to the proposed mix of housing, the layout, massing or design. These matters will be considered in their entirety as part of a further application for the approval of matters specified in condition. The exact number of units to be provided on the site will be determined once further details have been submitted.

In order that the whole site is developed in a co-ordinated manner, a masterplan for the entire site is required to be submitted as part of the first detailed application. The masterplan should identify density and building heights; the network of open space and landscaping; and the main pedestrian routes and road layout.

The existing water tanks and grassed areas within the site provide an attractive outlook and sense of openness to properties overlooking the site. However, it is not a greenfield site and the principle of development has already been established by the development plan. No part of the site has been classified as open space within the Edinburgh Open Space Audit as it does not accord with the definitions set out in Scottish Government's PAN 65; Planning and Open Space. Detailed proposals must include appropriate provision of new open space within the development site. In summary, residential use on the site is in accordance with the development plan and therefore the proposal is acceptable in principle.

b) Due to its proximity to the junction with Frogston Road, the use of the existing vehicular access at the southern part of the site should be restricted to emergency vehicles. The applicant has submitted a revised transport impact assessment which concludes that the northern vehicular access is capable of accommodating up to 300 units without prejudicing road safety. The existing traffic signals at the Frogston Road junction will have to be altered to accommodate the increase in traffic. The developer will be required to cover the cost of this work.

Parking provision within the site will be addressed as part of a detailed application but should accord with relevant non-statutory guidance.

Pedestrian and cycle routes should be connected with the wider pedestrian network to encourage sustainable forms of travel. The applicant has indicated that it is their intention to provide an east-west route through the site that could link to Buckstone Howe. A new path outwith the application site would be required across the Council-owned playing field which is at the eastern corner of the site and currently used by Buckstone Primary School.

This route would link the development site with the nearby primary school and also the network of open space and children's play area to the east. In addition, it could provide a direct route to the bus stops on Buckstone Terrace for existing residents living to the east of the development site. This link will make a significant improvement to the wider pedestrian network and public realm within the local area. The line of the proposed path is to be agreed in advance by the Council and must not interfere with the operational use of the playing field. It will be the developer's responsibility to undertake the agreed works.

During the pre-application consultation process, the applicant proposed an additional pedestrian link from within the development site to Buckstone Road to the north. The route followed a strip of wooded open space to the east of Buckstone Place. There was considerable concern from the local community that this would have security implications, and cause disturbance and environmental damage. In response to these concerns, the applicant has indicated that they no longer wish to create a direct link to Buckstone Road. Although permeability through the site is important, the strip of woodland is in separate private ownership and a link here would not address an important desire line.

In order to encourage sustainable methods of transport, the applicant will be expected to make a financial contribution towards the provision of bus shelters on Comiston Road, a real time information stand, and the Council's Safer Routes to School programme.

An air quality impact assessment has been submitted which has concluded that there will not be a significant impact on local air quality. The developer should investigate the possibility of installing electric vehicle charging points throughout the development.

In summary, the proposed development will not have a detrimental impact on congestion and road safety; and will contribute to the promotion of sustainable modes of travel.

c) The applicant has submitted a Sustainability Statement Form in support of the application. However, as the application is only seeking planning permission in principle for residential development and there is no detailed information sustainability will be reserved for approval at the detailed stage.

The applicant has committed to meeting all the essential elements of Part B, as detailed in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water Conservation	10	10
Section 3: Surface Water Run Off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	30
Total Points:	80	80

d) There are a number of tall mature trees on the site. The strip of trees along the north western boundary of the school playing fields has a tree protection order. The applicant has provided a tree survey which identifies a number of trees that will be removed. The removal of trees within the application site will be controlled by condition. Detailed information regarding proposed landscaping and tree management will be required for consideration as part of further approvals.

A bat survey has been carried out which did not find any bats within trees or buildings affected by the proposal, and concluded that there was limited potential that they may be found in the future. The report identifies one tree which has some significant potential as a bat roost and therefore if required should be appropriately felled. There is no evidence that the site is important for other forms of biodiversity.

It has been demonstrated that the site can be developed for residential purposes without having a detrimental impact on biodiversity.

e) The site is within a generally residential area and the development of additional housing will not cause unreasonable levels of disturbance to neighbouring properties. Issues such as general street noise and disturbance can be dealt with through more appropriate statutory legislation.

Specific matters relating to daylighting, sunlight and privacy for both future occupiers and neighbouring dwellings will be addressed as part of an assessment of detailed proposals for the site. All development will be expected to comply with relevant non-statutory guidance.

The noise impact assessment raises concerns with regards to a number of local noise sources. The concerns relate to the existing office block which has a considerable amount of plant to the rear of the premises, the public house and restaurant to the north-west corner of the site, and the pump station to the south. A scheme for protecting residential development from these noise sources must be submitted and approved prior to any development taking place.

The impact of any odour from the public house and restaurant ventilation system will also have to be addressed at the detailed stage.

As the site is an existing water treatment works, there is potential that the ground is contaminated from the operations. A condition shall be applied to ensure that the site is appropriately remediated and made suitable for the residential purposes if necessary.

In summary, there are no overriding residential amenity issues which prevent the development of this site for housing. Further assessment of detailed matters will be carried out with the submission of detailed applications.

f) The site is located within the catchments of Buckstone Primary School and Boroughmuir High School. Both are operating at close to, or above, capacity and therefore standard developer contributions should be sought to address accommodation issues. St Peter's RC Primary School and St Thomas of Aquin's RC High School are currently operating at capacity but appropriate management arrangements are in place to manage demand.

The site is within close proximity to an existing medical surgery (Braids Medical Practice). Although concern has been raised by residents that medical facilities in the local area are not sufficient, there is no evidence to determine that additional facilities are necessary.

In summary, provided appropriate financial contribution is made towards meeting the cost of additional school places, the proposals will have no undue impact on existing community facilities.

g) The site is of historic importance and contains several listed structures. Any future development of the site must seek to retain, conserve and reuse the listed buildings and structures. The site is also within an area of significant prehistoric occupation and contains other unlisted tanks and other treatment work infrastructure which provide important evidence of the development of municipal water industry. A condition should be applied which ensures that no development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

h) The site is not at risk of flooding from any known watercourse and therefore a flood risk assessment is not required. The applicant is required to submit a surface water management strategy prior to the approval of any detailed matters.

In conclusion, the principle of residential development on the site complies with the development plan and relevant non-statutory guidelines.

It is recommended that the Committee approves this application, subject to conditions relating to the approval of detailed matters, landscaping and tree protection, residential amenity, archaeology and surface water management.

The applicant should enter into a legal agreement in relation to affordable housing, education, transport infrastructure and public realm.

REASON FOR DECISION

The principle of residential development on the site complies with the development plan and relevant non-statutory guidelines.

John Bury
Head of Planning

Contact/tel	Ian Tame on 0131 529 6133
Ward affected	A08 - Colinton/Fairmilehead
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Housing Allocation (HSG 20) AND Urban Area
Date registered	25 January 2011
Drawing numbers/ Scheme	01,02 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner,

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 529 4229 or 529 4273. Alternatively, you may e-mail gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Appendix A



Application Type	Planning Permission in Principle
Application	Fairmilehead Water Treatment Works
Address:	55 Buckstone Terrace Edinburgh EH10 6XH
Proposal:	Planning permission in principle for residential development with associated roads, parking, landscaping and access.
Reference No:	11/00188/PPP

Consultations, Representations and Planning Policy

Consultations

Affordable Housing - response dated 23 February 2011

This application seeks to confirm the acceptability for 300 residential units on this site. The site is currently public sector land, being owned by Scottish Water, and the site has been allocated in the Local Plan as proposal HSG20, under Policy HOU1 table 6, with a notional capacity of 300 units.

The Affordable Housing Policy (AHP) in Edinburgh applies to all applications of 12 or more residential units and requires land for 25% of the residential units to be delivered as approved affordable housing tenures. As the applicant notes in their Supporting Planning Statement, this is consistent with SPP paragraph 88. A total of 75 of the 300 units would be required to be delivered as approved affordable housing tenures.

There is a considerable range of tenures contained within the definition of approved affordable housing tenures described in SPP paragraph 86 and in paragraph 5 of PAN 2/2010. Edinburgh has been widely and publicly recognised, by bodies such as Homes for Scotland, Scottish Government and ALACHO, as being the only Local Authority in Scotland which has delivered every type of affordable housing tenure. The city has been praised for its innovative and flexible approach to delivering affordable housing.

In Edinburgh, we can therefore be confident that the circumstances present in the Blyth Valley court decision of 29 July 2008 (and which are mentioned by the applicant within their Supporting Planning Statement) would not be present in Edinburgh at this time.

The legitimacy of Edinburgh's Affordable Housing Policy emerges from the existence of a very significant and identified affordable housing need within the Local Authority area. Researchers such as Bramley have estimated that the Edinburgh area accounts for around 74% of Scotland's affordable housing need. The current Housing Need and Demand Assessment (HoNDA) estimates that there is a need for over 36,000 new homes in the city over the next ten years. 20,000 homes are required for market sale. Around 12,000 are required for social rented units, as Edinburgh currently averages over 100 bids for every letting. A further 4,800 affordable homes are required for people (often referred to as keyworkers) who earn up to the median income level in the city but who are priced out of being able to access a home here. A range of intermediate tenures exist for this last group.

There are examples in practice which Edinburgh can draw upon which illustrate that the 'keyworker' figure appears to be credible, and, if anything, conservative. In 2010 the government's shared equity initiative had a waiting list of around 900 people who had been assessed as being potentially good candidates for a shared equity mortgage in Edinburgh. However there were insufficient properties at affordable prices to meet this need. Secondly, CEC has worked innovatively with ESPC to develop monthly Affordable Living events which, within 5 months, attracted over 600 people who self-reported that they required shared equity or other affordable housing tenures, as they could not meet their housing needs through the regular operation of the housing market.

Our conclusion is that the formal research of the HoNDA appears to be reinforced by the two current practical examples provided by the LIFT waiting list and the data emergent from the ESPC Affordable Living events, as well as by CEC's own internal lettings data. Taken together, these data sources allow CEC to conclude beyond any doubt that Edinburgh has a significant and demonstrable shortage of affordable housing.

The AHP will therefore be applied to this application, seeking 25% of the units as approved affordable housing tenures. These ought to be secured through a Section 75 Agreement.

PUBLIC SECTOR LAND AND THE AFFORDABLE HOUSING POLICY
Scottish Government has a publicly-reported view that all surplus public sector land should be subject to councils' affordable housing policies. This message was contained in a letter from Housing Minister Alex Neil in April 2009, sent to all Councils and to a range of public bodies. The Scottish Government therefore explicitly presumes that the percentage of affordable housing demanded by councils in developments will apply to all housing development on surplus public land. Given that Scottish Water are, according to their website, "a publicly owned company, answerable to the Scottish Parliament and the people of Scotland", and that the land in question has a notional capacity of 300 units, and that Edinburgh has a clearly identified and evidenced affordable housing need, then CEC would anticipate that the applicant will have included the appropriate affordable housing policy

contribution into their financial appraisals, in line with the guidance contained in paragraph 7 of PAN 2/2010.

THE EXTENT AND NATURE OF THE AHP PROVISION

The applicant mentions within their Supporting Planning Statement that they may wish to argue for a variation of the extent and nature of affordable housing provision, essentially on viability grounds. Given that the city accounts for the majority of Scotland's affordable housing need, there is no shortage of eligible people who are happy to live in homes provided in Edinburgh that are of approved affordable housing tenures, whether rental tenures or low cost home ownership tenures, whether tenures which require public subsidy or those which are unsubsidised. Rather than affecting the viability of some sites in a negative manner, many developers have worked with the Council and our RSL partners (and with agencies like LIFT and the ESPC and others) to find that demand for affordable housing products is insatiable in Edinburgh, and affordable housing tenures have provided a viable lifeline for companies to keep building through the period of the credit crunch and its associated economic difficulties.

Therefore, regarding the extent of affordable housing provision on formerly public sector land, the requirement is a minimum of 25% affordable housing, but there are current examples of developers providing above policy levels of affordable housing, quicker than expected, on land which was previously owned by public sector health and education institutions, in areas of the city with similarly low levels of affordable housing currently. Edinburgh would therefore be comfortable to discuss the extent of affordable housing provision for above-policy levels of affordable housing. However, given the city's significant identified affordable housing need, given the fact this is public sector land and given that this land will deliver more than 12 residential units it is difficult to see a valid argument for a below-policy percentage of affordable housing being applied to this particular plot of public sector land.

Edinburgh is the only Local Authority in Scotland which has delivered the full range of affordable housing tenures contained within PAN 2/2010. Given the diversity and the extent of the affordable housing need experienced in the city it is perhaps only to be expected that Edinburgh has become a leading Local Authority in the development of affordable housing tenures, designed to meet a range of identified affordable housing needs. Therefore the applicant may be assured that Edinburgh is comfortable discussing the nature of affordable housing provision on a site by site basis, provided the proposed arrangement may be clearly evidenced to be meeting an identified need through use of approved affordable tenures. That may well include housing for some specific social groups with an identified housing need, such as elderly households or other groups earning the city's median income level or less.

INNOVATION, VIABILITY and DELIVERABILITY IN AFFORDABLE HOUSING

Regarding the issue of viability and deliverability of affordable housing on this site, which is mentioned in the applicant's Supporting Planning Statement, the applicant may be reassured that Edinburgh has been innovative regarding the financing and delivery methods associated with delivering high quality affordable housing across the full range of affordable tenures contained in PAN 2/2010. Discussions regarding viability, financing and deliverability are always taken forward on a case-by-case basis, but broader examples include CEC's participation in the National Housing Trust, taking delivery of Scotland's only unsubsidised Discount Sale units, and implementing innovative new finance models in affordable housing.

To date, given Edinburgh's flexible and innovative approach to the matter, there has never been an affordable housing site in Edinburgh that has been rendered non-viable. In a small number of cases, the Council has taken issues into account such as site decontamination (where there has been a clearly identifiable exceptional level of site preparation evidenced) to reduce the level of affordable housing provision required. If the applicant wished to explore this type of avenue, they would be expected to provide a detailed analysis of the exceptional costs associated with their site, and that analysis would be examined by colleagues in the Council's Economic Development department before any decision was reached.

SUMMARY

In summary, the documentation supplied by the applicant in this case has not yet provided a clear statement of intent regarding the affordable housing requirements for a site that is currently public sector land, in an area with some of the lowest existing levels of affordable housing in the city, and which is in the Local Authority area which has a significant and identified affordable housing need.

Services for Communities would not be able to support the application until a clearer statement of position is forthcoming from the applicant.

The Department would ask the Planning case officer to contact the applicant to seek a clear statement from them regarding the Affordable Housing Policy requirements. The minimum statement that Services for Communities would normally seek from an applicant in a PPP application is a commitment that:

- 25% of the residential units in this application will be of approved affordable housing tenures.*
- These will ideally be located across at least two plots within the wider PPP site, or at minimum should not exceed more than 0.5ha of social rented accommodation in one plot*

- *Should the development of this site be phased, then either the dedicated plots for affordable housing will be identified, named within the Section 75 agreement and transferred early on, or 25% of each phase will comprise approved affordable tenures.*
- *The affordable housing will be a representative mix of house sizes and types.*
- *This is in the interests of ensuring that a mixed, sustainable community is created within this large, prominent site. It ensures that affordable housing is well-integrated with the overall development, and not left until one particular phase of the development.*
- *A Section 75 Agreement will be required to secure the affordable housing on the terms of the first four bullet points above.*
- *SfC would request that the requirement for a Section 75 Agreement to secure the AHP contribution is included in the informatives section of the committee report.*

I would be grateful if you could seek that commitment from the applicant. Without a clear statement of this sort Services for Communities would not be in a position to support the application.

Affordable Housing - subsequent response dated 23 May 2011

Since my consultation response in February 2011, the applicant subsequently met with Planning and Services for Communities to discuss the Affordable Housing Policy requirement.

The applicant has now agreed to provide land for 25% of the residential units being proposed.

In summary, Services for Communities is supportive of this application, and the applicant has expressed that they are willing to sign a Section 75 agreement which states the following:

- *25% of the residential units in this application will be of approved affordable housing tenures.*
- *These will ideally be located across at least two plots within the wider PPP site, or at minimum should not exceed more than 0.5ha of social rented accommodation in one plot*
- *Should the development of this site be phased, then either the dedicated plots for affordable housing will be identified, named within the Section 75 agreement and transferred early on, or 25% of each phase will comprise approved affordable tenures.*

- *The affordable housing will be a representative mix of house sizes and types.*
- *This is in the interests of ensuring that a mixed, sustainable community is created within this large, prominent site. It ensures that affordable housing is well-integrated with the overall development, and not left until one particular phase of the development.*
- *A Section 75 Agreement will be required to secure the affordable housing on the terms of the first four bullet points above.*
- *SfC would request that the requirement for a Section 75 Agreement to secure the AHP contribution is included in the informatives section of the committee report.*

Transport Planning

No objections to the application but the following conditions should be added:-

Conditions

- All roads within the development to be designed to the Designing Streets policy document.*
- The development parking will conform to the Council's Parking Standards. (December 2009, Zone 4)*
- The main access to the development will be designed to accommodate three lanes. (minimum lane width 2.75 metres)*
- SUDS for roads will be agreed with the Development Control Section.*
- All roads within the development site will be built to an adoptable standard and will be subject to a Road Construction Consent (RCC) application.*
- Comply with the findings of the Transport Assessment.*
- Development to be limited to 300 units.*

Prior to issuing of the planning consent the applicant to enter into a suitable legal agreement to make provision for the following:

- Provide £10,000 to adjust the signals at the Frogston Road / Biggar Road / Comiston Road / Oxfangs Road junction. (Reason: - To mitigate the traffic flows as identified in the Transport Statement)*

- b) *Upgrade or provide new bus shelters on Comiston Road. (£24,000)
(Reason: - To encourage the use of public transport in line with the Council's Local Transport Strategy LU2 & PT3)*
- c) *Provide a Bus Tracker information sign (£15,000)
(Reason: - To encourage the use of Public Transport in line with the Council's Local Transport Strategy LU2 & PT3)*
- d) *The Council's Safer Routes to School programme. (£15,000)
(Reason: - To encourage walking and cycling to school Transport in line with the Council's Local Transport Strategy ST4).*

Environmental Services

The application proposes new residential properties on the site of an existing water treatment works. Residential properties bound the site to the north-west, north-east, south-east and south-west. A public house with restaurant is situated to the west with offices further along the western boundary. A telephone exchange is situated at the western corner of the site with an existing sports pitch on the eastern corner of the site.

Noise

A noise impact assessment has been provided with the application which has assessed the noise climate of the site. Concerns have been raised in relation to a number of noise sources which will require serious consideration when a detailed application is submitted for the site.

The site is situated to the north-east of an existing office block which has a considerable amount of plant operating to the rear of the premises. The noise impact assessment has shown that noise from the plant is above the NR25 level required by this Department and deemed appropriate to protect the proposed properties from impacts upon amenity by way of noise. High levels of plant noise were found to affect a considerable section of the site from 6am and therefore any future detailed application will need to consider this when deciding upon the layout of the residential properties. The offices and associated plant are within the ownership of the applicant and so consideration could be given to dealing with the plant noise at source. In any case, a further noise impact assessment will be required at the detailed stage which demonstrates that the proposed residential properties will be protected from the office plant noise.

The public house and restaurant situated at the western corner of the site operates functions and discos which have been found to produce considerable music noise escape from the premises affecting a large part of the application site. Additionally, the public house has an external smoking area and patio which can also impact upon residential amenity by way of noise. The noise impact assessment has indicated that the noise levels could impact upon the amenity of the proposed residential properties and will require further assessment at the detailed stage. The noise impact assessment has indicated that a bund and acoustic fence will likely be required to deal with the public house noise. Additionally, as the height of the proposed properties are as yet unknown and the higher properties may not be adequately protected by a bund or acoustic fence, the building orientation and siting will also require consideration. Therefore, a further noise impact assessment will be required at the detailed stage which demonstrates that noise from the public house is within acceptable noise limits and in particular that music noise is inaudible within the proposed properties.

A football pitch is situated to the eastern corner of the site. It is understood that the pitch is used by a local school and during daytime hours only. Additionally, the pitch is already surrounded by residential properties. Therefore, there are unlikely to be any noise concerns relating to the operation of the pitch and the pitch operations are unlikely to be affected by this application.

A pump station is situated to the southern corner of the site which can cause noise. Therefore any associated noise from the pump station should be considered at the detailed stage within any future noise impact assessment provided.

Traffic noise has also been assessed for the site with noise levels deemed to be within acceptable limits.

Odour

The public house and restaurant ventilation system produces odours which will require to be considered at the detailed stage to ensure the amenity of the proposed residential properties is not affected by cooking odours. The siting and height of the residential properties in close proximity to the public house may need to be considered in this regard.

Air Quality

The applicant proposes to redevelop the former water treatment works with up to 300 residential dwellings. The site is bounded to the north, east and south by the rear gardens of adjacent residential properties and to the west by Comiston Road. The site will be accessed via one junction off Comiston Road.

Due to the size of the proposal an air quality impact assessment was carried out by the applicant to assess the potential impacts this development may have on local air quality. The air quality impact assessment concluded that there will not be a significant impact on local air quality; Environmental Assessment can concur with this conclusion.

However, this Department recommends that electric vehicle charging points are installed throughout the development. An informative shall be recommended to this end.

Contaminated Land

The site includes an existing water treatment works and therefore there is the potential that the ground has become contaminated from the treatment operations. Thus, this Department will recommend a condition to ensure that the site is appropriately remediated and made suitable for the end use.

Therefore Environmental Assessment has no objections to this proposed development subject to the following conditions and recommended informative:

Contaminated Land

Prior to the commencement of construction works on site:

- (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, 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 remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

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 to the satisfaction of the Head of Planning.

Noise

No development shall take place until a scheme for protecting the residential development hereby approved from noise from the public house/restaurant, office plant and pump station has been submitted to and approved in writing by the Head of Planning; all works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning before any part of the development is occupied.

Air Quality Informative

1. *The applicant should investigate the possibility of installing electric vehicle charging points within the proposed development.*

Children and Families

I refer to your memo dated 2nd February, 2011 requesting comments on educational provision for the above noted planning application. My comments are based on a proposed development of 300 dwellings.

This site is located within the catchment areas of:

- *Buckstone Primary School;*
- *St Peter's RC Primary School;*
- *Boroughmuir High School; and*
- *St Thomas of Aquin's RC High School.*

Buckstone Primary School is operating at close to capacity and with a projected increase in primary school rolls over the next ten years standard developer contributions would be sought to address accommodation issues.

Boroughmuir High School is operating at over 100% capacity and this situation is expected to continue in future years. Standard developer contributions will be sought to help address the accommodation issues affecting the school. Partial funding for this school replacement is anticipated from the Scottish Government's School Building Programme. This would see the current school capacity increased by 100 places. However the Council will have to find a significant contribution to this financial project and accordingly standard developer contributions would be sought from this school.

The standard developer contributions for works to non-denominational primary and secondary school are set out below.

Standard Developer Contributions- Non Denominational Schools

<i>Type of Dwelling</i>	<i>Per House</i>	<i>Per Flat</i>
<i>Primary School Contribution</i>	<i>£2,567</i>	<i>£411</i>
<i>Secondary School Contribution</i>	<i>£2,142</i>	<i>£357</i>

Payment of contributions will be index linked to the BICS All in Tender Price Index with a base date of October 2009.

St Peter's RC Primary School is currently operating at capacity but management arrangements are applied that give priority to baptised Roman Catholics and it is envisaged that this approach will also apply in the future. St Thomas of Acquin's is also operating at capacity and where deemed necessary it is envisaged that similar management arrangements would apply.

It should be noted that in response to the Scottish Government's funding commitment for a replacement Boroughmuir High School, site options are currently being evaluated and this site potentially remains a candidate for the relocation of the school.

Children and Families - additional comment 23 May 2011

I confirm that Children and Families would not object to the creation of a proposed footpath around or across the playing field to the east, subject to the footpath not interfering with the operational use of the playing field. Further discussion would be required on the proposed line of path and management arrangements.

Archaeology

Further to your consultation request, I would like to make the following comments and recommendations in respect to this application in principal for residential development with associated roads, parking, landscaping and access.

The proposals seek to redevelop the Fairmilehead Water Treatment works. The site is of historic importance containing several listed buildings principally the B-listed Filter House and Pump House (designed by J Leslie and A Reid) constructed in 1910 and the listed entrance gates and boundary walls. In addition the unlisted tanks and other treatment work infrastructure also provide important evidence of the development of municipal water industry. One further listed structure attached to the site is the c-listed mile stone, inscribed with the number '3', located on Comiston road to the north of the sites entrance.

The Fairmilehead works also occur within an area of significant prehistoric occupation. Although most of the evidence derives from 18th and 19th antiquarian reports the evidence suggests this low summit including the neighbouring Caiy Stane & Mortonhall area was the centre for an extensive area of Neolithic and Bronze Age funerary and ritual activity. The scheduled Caiy Stane prehistoric standing stone located c.200m to the west of the site (within the 20th century housing suburb) is along with the Galachlaw Cairn c.500m to the east are important visible survivors of this occupation. Eighteenth and 19th century accounts of the construction of Comiston Road at Fairmilehead describe the discovery of large numbers of cist burials with accompanying cinerary urns and weaponry stretching over a mile. Accounts also record the location of an upstanding circular banked enclosure, probably

a later prehistoric Hillfort, in this area prior to its removal by agriculture in the 18th century.

Therefore this application must be considered under terms of the following Scottish Government policies Scottish Planning Policy (SPP), PAN42 and SHEP and also under CEC's Edinburgh City Local Plan (2010) policies; ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Buried Archaeology

As stated above, the existing evidence indicates that the site occurs within an area of archaeological significance principally relating to both prehistoric funerary and ritual activity but also in terms of the industrial heritage of these early municipal water works. Having assessed the likely impact of developing this site it is clear that the construction and operation of the water treatment works has had an impact upon the potential for survival of earlier remains. Accordingly I have concluded that the potential impact of developing this site is considered insufficient to justify refusal of consent on archaeological grounds.

Nevertheless significant prehistoric remains including burials may survive on site, furthermore any development is likely to seek to demolish the majority of the treatment works tanks and other infrastructure which I regard as having a local significance in terms of industrial archaeological and must therefore be recorded. Therefore it is recommended essential that the site is investigated prior to the submission of any subsequent detailed planning applications and or demolitions in order that any archaeological remains encountered are fully excavated and recorded where preservation in situ is not possible.

In essence this will see a phased archaeological programme of works. The initial phase must be undertaken prior to the submission of detailed plans and will require the undertaking of an archaeological evaluation and survey of the site in conjunction with a historic building assessment of the associated water treatment work structures. The results of which would allow for the production of appropriate mitigation strategies (including possible design changes to allow for preservation insitu) to be drawn up to ensure the protection and/or the excavation and recording of any surviving archaeological remains during subsequent phases of development.

Historic Buildings

Any future development of the site must also see to retain, conserve and reuse the listed buildings and structures occupying the site namely the Pump House, Filter House, Milestone, Gateway and Stone boundary walls. In conjunction with the above 'below ground' evaluation it is essential that an historic building assessment of these listed structures is undertaken. The results of which would allow for the production of appropriate mitigation strategies to be agreed for their protection, archaeological recording and appropriate reuse.

It is essential therefore that a condition be applied to any consents granted to secure this programme of archaeological works. A condition based upon the model condition stated in PAN 42: Planning and Archaeology, para 34 should be used, as follows;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Bridges + Flood Prevention

I refer to the above application.

- 1. This site is not at risk of flooding from any known watercourse. I would not therefore consider a flood risk assessment to be required.*
- 2. A surface water management plan will be required. I enclose a copy of the summary of requirements for the developer's use.*
- 3. The application includes a document "Initial Drainage considerations" which states that the intention is to drain to a 1500mm diameter sewer running to the south. It does not state whether this is surface water or combined sewer. The discharge limit which I require would only apply if the sewer discharges to a watercourse; it would not apply to a combined sewer, provided I received confirmation that Scottish Water will allow the discharge to their sewer.*

4. *Please note the requirement in the enclosed summary that the surface water management plan should ensure that a 1:200yr runoff is managed on site; i.e. the development should not be at risk, and it should not increase the risk to other properties relative to the greenfield runoff.*

Flood prevention guidelines for major developments

1. *The application should include a flood risk assessment and a surface water management plan.*
2. *The flood risk assessment should show that the development is not at risk of flooding in a 1:200yr (0.5% AEP) flood from a watercourse. An allowance should be made for climate change.*
3. *Land raising to protect the development will not generally be acceptable within functional flood plains.*
4. *The surface water management plan should deal with flood risk from surface water and with ensuring that flood risk elsewhere is not made worse by the development. The main elements of the surface water management plan should be:*
5. *Discharge point(s) for the drainage system must be identified, and the approval in principle from the owner for the discharge to that point must be demonstrated*
6. *If the drainage system discharges to a watercourse, directly or indirectly, it must be served by SUDS in accordance with the SUDS manual, and SUDS for roads where applicable. The treatment methods must be approved by SEPA. Maximum discharge rates should not exceed 4.5l/s/ha or the 2yr greenfield rate, whichever is the lower. Attenuation volume must be designed for the full capacity of the drainage system.*
7. *Surface water must be dealt with by analysing the existing and proposed flow paths and depths for surface water runoff. This should include runoff from outwith the site, from unpaved areas within the site, and from paved areas in events which exceed the capacity of the drainage system.*
8. *The surface water management should be analysed up to the 1;200yr (0.5%AEP) event with an allowance for climate change.*
9. *New buildings in the development must not be at risk of flooding as a result of these flow paths and depths*

10. *The increased runoff from paved surfaces (up to the 1;200yr event) must be attenuated on site.*
11. *If the development alters existing flow paths in a way which increases flood risk to existing property, additional attenuation or other measures may be required.*

Scottish Water

Scottish Water has no objection to this planning application. If the developer requires any further assistance or information on our response please contact us or alternatively additional information is available on our website.

SEPA

Thank you for your consultation letter which SEPA received on 2 February 2011.

We ask that the planning condition in Section 1 be attached to the consent. If this will not be applied, then please consider this representation as an objection. Please also note the advice provided below.

Advice for the planning authority

1. *Surface water drainage*
 - 1.1.1 *The application states that surface water will be dealt with using sustainable drainage (SUDS) however, no details have been provided. We therefore request that a condition is attached to the consent requiring two levels of sustainable drainage (SUDS) surface water treatment to be submitted. If this is not attached, then please consider this representation as an objection. To assist, the following wording is suggested: Prior to the commencement of any works, a scheme detailing two levels of sustainable drainage (SUDS) surface water treatment shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C697) and should incorporate source control.*

Reason: to ensure adequate protection of the water environment from surface water run- off.

- 1.2 *We have not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.*

2. *Waste water drainage*

2.1 *The planning application details that the proposed development would be utilising the public sewer for foul drainage, and therefore we have no further comment to make on this issue.*

3. *Waste management*

3.1 *Waste should be minimised at the construction stage demonstrating that practices minimise the use of raw materials and maximise the use of secondary aggregates and recycled or renewable materials. Waste material generated by the proposal should be reduced and re-used or recycled where appropriate on site (for example in landscaping not resulting in excessive earth moulding and mounding). There may be opportunities to utilise surplus soils for sustainable purposes elsewhere.*

3.2 *This information can be provided in the form of a Site Waste Management Plan. This is in accordance with the objectives of Scottish Planning Policy and the National Waste Plan which aim to minimise waste production and reduce reliance on landfill for environmental and economic reasons.*

4. *Air quality*

4.1 *The local authority is the responsible authority for local air quality management under the Environment Act 1995, however we recommend that this development proposal is assessed alongside other developments that are also likely to contribute to an increase in road traffic. We note that an Air Quality Impact Assessment has been submitted with the application. We have reviewed this and the assessment has shown that the proposed development will have little impact on local air quality.*

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take into account factors not considered at the planning stage.

Detailed advice for the applicant

5. *Surface water drainage*

5.1 *Please note that we have requested that a planning condition is attached to any consent requiring two level of sustainable drainage (SUDS) surface water treatment. The SUDS treatment train should be followed which uses a logical sequence of SUDS facilities in series allowing run-off to pass through several different SUDS before reaching the receiving waterbody. Best practice requires the first level of SUDS treatment to take the form of source control.*

5.2 *Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled The SUDS Manual. Advice can also be found in the SEPA Guidance Note Planning advice on sustainable drainage systems (SUDS). Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.*

6. *Waste water drainage*

6.1 *The applicant should consult with Scottish Water to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development.*

7. *Waste management*

7.1 *Advice on the reuse of demolition and excavation materials is available from the Waste and Resources Action Programme . Further guidance can also be found at our website. Information on waste prevention and waste minimisation is available on our waste minimisation webpage.*

Regulatory advice

8. *Regulatory requirements*

8.1 *Details of regulatory requirements and good practice advice for the applicant can be found on our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office.*

Fairmilehead Community Council

I refer to the above application and inform you that Fairmilehead Community Council wish to make comments and objections.

We are in agreement with the principle of a residential development on the site in accordance with the recently approved Edinburgh City Local Plan subject to the comments below.

We would comment that the Transport Assessment submitted with the application appears to be inaccurate but this may be accounted for by the fact that the surveys appear to have been undertaken in late 2008.

For example in section 3.2.8 it mentions the light controlled pedestrian crossing at the Buckstone Terrace shops. There is now also a light controlled pedestrian crossing in Buckstone Terrace at Buckstone Gardens.

Section 3.6.5 mentions that Buckstone Avenue, Road, Loan and Gardens would be utilised by future residents of the proposed development. This is not the case. It is clearly stated elsewhere in the planning proposal that the entrances and exits to the proposed development would be by the existing access points to the site on Buckstone Terrace, namely at the entrance to the Scottish Water offices/Tusitala restaurant and the secondary access to the filter beds just north of the Fairmilehead crossroads.

We would also comment on the important question of pedestrian access as follows. The whole of the future path network including both existing and proposed paths within and adjacent to the Scottish Water site needs to be examined in detail at the appropriate stage of the planning process. The Fairmilehead Community Council has, for example, received a number of representations on this topic alone, although we acknowledge that the plans at this stage are only of an indicative nature.

The pedestrian access and circulation both into and out of the site are very important issues and will need to be considered in detail once detailed plans and proposals are available. Related issues including aspects such as child safety and safe access to the local school and to other local amenities will also need to be considered.

These and other related issues are likely to form the basis of subsequent comments once the relevant details are available at the next stage. Once detailed plans are submitted the Council may wish to make further comment.

Representations

The proposal was advertised on 4 February 2011 in the Edinburgh Evening News and attracted 32 letters of representation. 26 letters are objections. There are five letters of comment and one letter of support.

The material points of objection:

a. Design issues, taken account of in assessment a.:

- loss of open ground
- pedestrian routes
- flats inappropriate
- height, design
- density, overdevelopment
- lack of masterplan

b. Transport issues, taken account of in assessment b.:

- congestion, road safety
- increased pressure on public transport

c. Landscape and biodiversity issues, taken account of in assessment d.:

- loss of trees
- impact on biodiversity e.g. bats
- full landscape and biodiversity assessment has not been submitted

d. Residential amenity issues, taken account of in assessment e.:

- loss of daylight, sunlight
- overlooking, loss of privacy
- noise and disturbance from pedestrian routes

e. Impact on community facilities, taken account of in assessment f.:

- pressure on local facilities e.g. schools, libraries, doctor's surgeries

One representation raised concern that an Environmental Impact Appraisal (EIA) had not been submitted. The application was screened during the pre-application process and it was determined that an EIA was not required.

Five representations raised general comments. The points included the requirement for the development to be served by its own roads; the need to ensure an appropriate mix of housing types, including provision for the elderly; and that a community hall should be provided.

Other points raised are not material.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site is within the urban area and it has been allocated as a housing proposal (HSG 20) within the Edinburgh City Local Plan.

Relevant Policies:

Non-statutory guidelines 'The Edinburgh Standards for Housing' sets out principles and guidance whose aim is to achieve high quality, successful and sustainable residential developments.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 16 (Species) sets out species protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

Policy Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Com1 (Community Facilities) sets requirements for the provision of community facilities associated with large scale residential development, and the protection of existing community facilities.

Policy Com2 (School Contributions) sets the requirements for school contributions associated with new housing development.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Policy Inf 6 (Water & Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on BIODIVERSITY sets objectives for habitat creation and enhancement, lists protected species and how developments can make provision for these, and lists the sites of national and local nature conservation interest.

Non-statutory guidelines on Developer contributions in schools gives guidance on the situations where developers will be asked to make financial or other contributions towards the cost of providing new facilities for schools.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

NSESBB Non-statutory guidelines Part B of 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh

Non-statutory guidelines FLOODING AND PLANNING Provides guidance on how to ensure that new development does not increase the risk of flooding, and how to minimise the risk of sensitive new developments being flooded themselves.

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

The Open Space Strategy and the audit and action plans which support it are used to interpret local plan policies on the loss of open space and the provision or improvement of open space through new development.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non- statutory guidelines on Transport Requirements: Developer Contributions provides guidance for new developments on the appropriate levels of contribution towards transport and associated infrastructure, where improvement is required to accommodate, and address the transport impacts of the development proposals

Non-statutory guidelines on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

Non-statutory guidelines - To seek developer contributions to support the enhancement of the public realm across the city.

Appendix B



Application Type Planning Permission in Principle
Application Fairmilehead Water Treatment Works
Address: 55 Buckstone Terrace
Edinburgh
EH10 6XH

Proposal: Planning permission in principle for residential development with associated roads, parking, landscaping and access.

Reference No: 11/00188/PPP

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. Prior to the commencement of works on site, details of the under-noted matters shall be submitted and approved by the planning authority, in the form of a detailed layout of that phase of the site and include detailed plans, sections and elevations of the buildings and all other structures.

Approval of Matters:

- (a) Master plan and phasing details for the whole site to be part of the first detailed submission;
- (b) Siting, design and height of development, including design of all external features, glazing specifications, and materials;
- (c) Design and configuration of public and open spaces, all external materials and finishes;
- (d) Car and cycle parking, access, road layouts and alignment, classification of streets and servicing areas;
- (e) The precise number of residential units to be developed within the site, not exceeding 300 units;
- (f) Waste management and recycling facilities;

- (g) Sustainability details;
 - (h) Footpaths and cycle routes;
 - (i) Hard and soft landscaping details, including:
 - (j) Walls, fences, gates and any other boundary treatments;
 - (ii) The location of new trees, shrubs and hedges
 - (iii) A schedule of plants to comprise species, plant size and proposed number/density;
 - (iv) Programme of completion and subsequent maintenance;
 - (v) Existing and proposed services such as cables, pipelines, substations;
 - (vi) Other artefacts and structures such as street furniture, including lighting columns and fittings, and play equipment;
 - (vii) Details of phasing of these works;
 - (k) Cross sections of the site and existing and finished ground levels in relation to Ordnance Datum.
2. For the avoidance of doubt, the total number of units constructed within the application site shall not exceed 300.
 3. Prior to the occupation of any development on any part of the site, access enhancements to Buckstone Terrace shall be completed, as detailed in figure SK_102 of the Revised Transport Assessment (March 2011).
 4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
 5. Fully detailed proposals for work to manage or remove trees, planting to mitigate losses and to protect remaining trees, including the following details, shall be submitted to and approved in writing by the Head of Planning before work is commenced on site: -

1. Details showing trees to be removed.
2. Details of measures to protect trees that are to remain during construction in accordance with BS 5837: 2005: 'Code of Practice for Trees in Relation to Construction'.
3. Details of road and path construction, service runs and changes in level that may affect tree root systems.
4. Details of contractor's compounds, fences and storage, which may affect trees.
5. The proposals for protecting the woodland and trees are to be implemented before any other work is carried out on site.
6. No trees are to be removed without approval from the Head of Planning from the time that this consent is issued until the agreed measures for protecting existing trees and woodland are in place.
7. Detailed proposals for site works including Road Construction Consent, site compounds and underground services are to be checked for disturbance to trees and agreed in writing by the Head of Planning before submitting to the relevant authorities.
8. No development shall take place until a scheme for protecting the residential development hereby approved from noise from the public house/restaurant, office plant and pump station has been submitted to and approved in writing by the Head of Planning; all works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning before any part of the development is occupied.
9. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, 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 Head of Planning and Strategy.
- ii) 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 to the satisfaction of the Head of Planning and Strategy.

10. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning, having first been agreed by the City Archaeologist.
11. Prior to, or as part of, the submission of the first detailed application, details of a surface water management strategy to be submitted for approval by the Head of Planning.
12. Prior to the commencement of any works, a scheme detailing surface water and drainage arrangements shall be submitted and agreed by the planning authority, in consultation with SEPA. The scheme shall be in accordance with an agreed surface water management strategy and include two levels of sustainable drainage (SUDS) surface water treatment. All work shall be carried out in accordance with the approved scheme prior to occupation of the development. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C697) and should incorporate source control.
13. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site;
Note: samples of the materials may be required.

Reasons

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. For the avoidance of doubt and to define the permission.
3. In order to safeguard the interests of road safety.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to safeguard protected trees.
6. In order to safeguard protected trees.
7. In order to safeguard protected trees.
8. In order to protect the amenity of the occupiers of the development.
9. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

10. In order to safeguard the interests of archaeological heritage.
11. To ensure that the site can be adequately drained.
12. To ensure the site is adequately drained and to prevent pollution of watercourses.
13. In order to enable the planning authority to consider this/these matter/s in detail.

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. a) Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

b) The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.
3. Consent shall not be issues until a suitable legal agreement has been concluded in relation to affordable housing; and the payment of a financial contribution to Children and Families, towards improvements to the local transport infrastructure, and the Safer Routes to School programme.
4. All roads within the development to be designed in accordance with the Designing Streets policy document.
5. All roads within the application site shall be built to an adoptable standard and will be subject to a Road Construction Consent (RCC) application.
6. The applicant should investigate the possibility of installing electric vehicle charging points within the proposed development.

7. The legal agreement shall include the following: The developer is required to submit details, for agreement by the Head of Planning, of a scheme to create a direct pedestrian link across the playing field to the east which will link the application site with Buckstone Howe. The details of the proposed pathway should be submitted along with the first detailed application for the site. The developer will be fully responsible for implementing the agreed scheme. The timescale for which the path must be operational will be agreed as part of the phasing plan submitted as part of approval of matters specified in conditions.

End

Appendix C

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

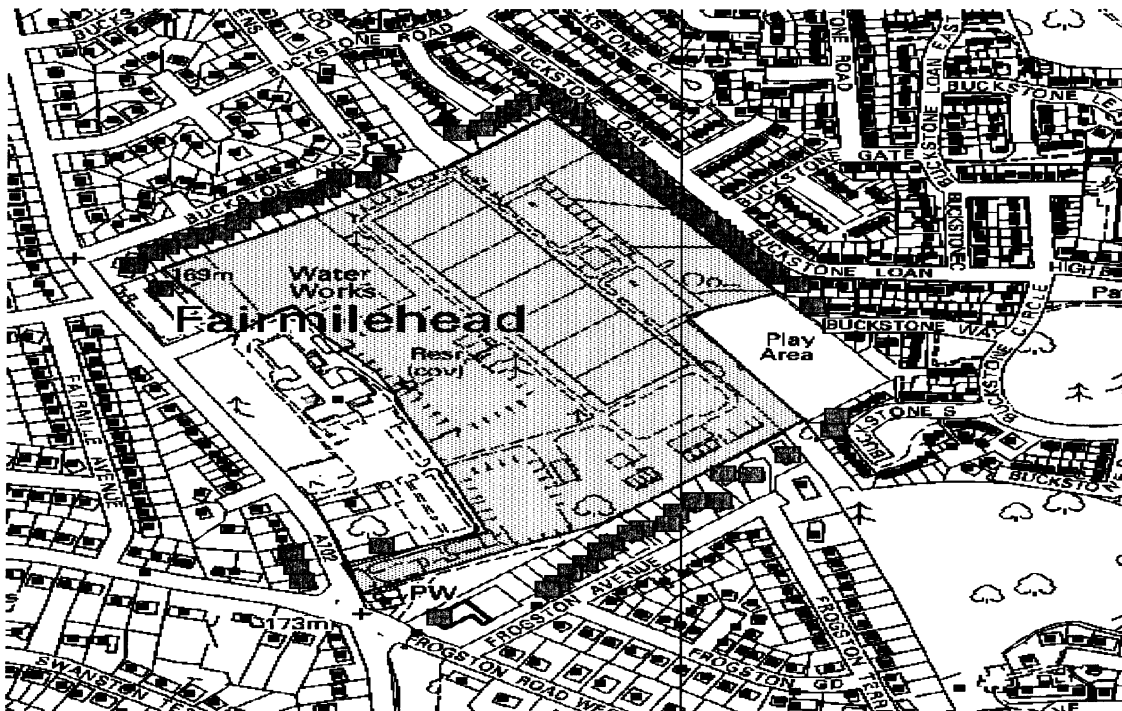
CITY DEVELOPMENT

**Application Type
Proposal:**

Planning Permission in Principle
Planning permission in principle for residential
development with associated roads, parking,
landscaping and access.

Reference No:

11/00188/PPP



Location Plan

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