

Development Management Sub Committee

Wednesday 29 July 2015

**Application for Planning Permission 15/01788/FUL
At 127 Trinity Road, Edinburgh, EH5 3LB
Demolition of existing garage building and the development
of five new houses with associated retaining walls.**

Item number	8.4(a)
Report number	
Wards	A04 - Forth

Summary

The proposal complies with the development plan. The non-compliance with the sunlight levels for the garden of the development is minor and acceptable in this instance. The proposal is acceptable in this location will enhance the character and appearance of the conservation area and will have no detrimental impact on the setting of listed buildings, residential amenity, traffic and road species, trees or wildlife.

Links

<u>Policies and guidance for this application</u>	LPC, CITD1, CITD5, CITE3, CITE5, CITE6, CITE12, CITE16, CITE17, CITE18, CITH1, CITH3, CITH4, CITT4, CITT6, CITI4, NSG, NSLBCA, NSGD02, OTH, CRPTRI,
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Report

Application for Planning Permission 15/01788/FUL At 127 Trinity Road, Edinburgh, EH5 3LB Demolition of existing garage building and the development of five new houses with associated retaining walls.

Recommendations

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

Background

2.1 Site description

The application site is a back land site at the end of an unadopted lane accessed from Trinity Road. It is an area of land that lies to the west of Trinity Road, to the north of Primrose Bank Road and to the south of Lower Granton Road. There is a considerable height difference between Lower Granton Road and Primrose Bank Road and there is a high retaining wall to the north of the site at the boundary with the gardens of the tenements of Lower Granton Road. The site is currently occupied by a car repair garage which is housed in a large steel framed shed with fibre cement cladding and a pitched roof. The unadopted lane also serves two terraced houses that are located on the north side of the lane close to the entrance from Trinity Road. There are some self seeded trees on the site.

The application site, which includes the lane, is 1350m² in area, of which the garage currently occupies 475m². The current building varies between 5.8m and 8.3m high.

The surrounding area is almost entirely residential with semi-detached and detached villas to the south, terraced villas on Trinity Road to the east and tenements stretching from the north corner of the lane around the corner onto Lower Granton Road.

This application site is located within the Trinity Conservation Area.

2.2 Site History

13.04.2015 - Application withdrawn for the demolition of existing garage building and the development of five new houses with associated retaining walls. (14/05066/FUL).

There is a concurrent conservation area consent application to this planning to demolish the existing building with exception of the south wall (14/05070/CON) which is pending consideration.

Main report

3.1 Description Of The Proposal

This is an application for the construction of 5, 3 bedroomed terraced houses on the site of an existing garage which is to be demolished. The houses would be four storeys high, three storey above the height of the lane, and because of the slope of the site, a further basement level would open out on to gardens to the north of the houses. Each house is to have a garage accessed from the lane on the south side of the site. The houses will rise higher than the height of the existing garage by 1.9 m, however each house has a roof terrace to each side which results in a form of saw toothed roof profile, so the highest area of roof does not run consistently all the way along the length of the terrace.

The footprint of the new build is less than the footprint of the existing structure at 267m², as opposed to the 475m² occupied by the current building. Although the new building is slightly longer on the east-west axis than the current building, it is approximately half its width on the north-south axis. The existing sloping garden level will be built up and filled and a new higher retaining wall will be built at the boundary with the tenement gardens of Lower Granton Road. A 1.8m high garden fence will be erected on top of the retaining wall.

The building will be predominantly an off white brick, with areas of stained timber at ground level and a single ply membrane roof with standing seams. There will be solar panels on the flat section of roof. The retaining wall is to be clad with split faced blocks and the lane paved with monoblock.

The unadopted road will be brought up to adoptable standard and levels adjusted to enable fire engine access. Bin storage is to the west and east of the main site. Bins will to be brought down the lane on collection days. In addition to the garages, there will be space for 4 parked cars in the lane to the south of the dwellings and an additional one will be accommodated to the north of the turning area which will be formed at the head of the lane between the new build and the existing houses.

As part of this application the following documents have been submitted:

- Design Statement
- Flooding Report
- Daylighting, Sunlight and Privacy Study
- Lane Analysis

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

3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

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

- a) the principle of the development is acceptable in this location;
- b) the proposals will preserve or enhance the conservation area;
- c) the proposals will impact on the setting of listed buildings;
- d) the proposals are of an appropriate scale, form, and design;
- e) the proposals will result in an unreasonable level of neighbouring residential amenity;
- f) the proposals will result in an adequate level of amenity for the future occupiers of the development;
- g) the proposals will have any traffic or road safety issues;
- h) the proposals will have detrimental impact on flooding issues;
- i) the proposals will have detrimental impact on trees;
- j) the proposals will have detrimental impact on wildlife and biodiversity;
- k) any impacts of equalities and human rights have been addressed; and
- l) any comments raised have been addressed.

a) The Acceptability of the Principle of the Development in this Location

The principle of removing the existing garage building is assessed in the concurrent conservation area consent application (14/05070/CON). The use that it houses is one that has coexisted with the residential uses in this area for a number of years but is not one that can be considered compatible with the residential character of the area. A residential use on this site would be more compatible with the area. The land is brownfield and as such is represents a preferred site to develop than greenfield. However, there may be soil contamination from the existing use, and Environmental Assessment has requested that a condition is added to ensure that remedial measures are put in place to address any contamination.

The number of houses does will not produce a large number of additional children and will not trigger a need for any contributions for schools.

The issue of whether the proposals represent over-development is dealt with in section 3.3.c), however the principle of a residential development is acceptable in this location.

b) The Impact on the Character and Appearance of the Conservation Area

The Trinity Conservation Area Character Appraisal notes the "predominance of residential use" in the area and the "variety of architectural styles that contribute to the overall character".

The existing garage is large, bulky and clad in fibre cement. It is not an attractive feature in a conservation area that is characterised by residential uses and stone built terraces and villas. The loss of the garage will enhance the conservation area. The application site is not on a road and is only accessed up a short lane. The proposals will have no public presence and will not be readily viewed from any streets, although it will be able to be viewed from the rear of the Lower Granton Road tenements and the properties on the north side of Primrose Bank Road. As a back land development it does not fit within the prevailing urban grain. The fact that its form and materials are unlike the rest of the conservation area is not readily apparent from the street and does not adversely affect the character or appearance of the conservation area. The materials, an off-white brick and areas of timber, and the design, are not characteristic of the conservation area, however in this situation are part of a contemporary intervention that is appropriate in this concealed location.

The character and appearance of the conservation area will be enhanced.

c) The Impact on the Setting of the Listed Buildings

The location of new development is such that it will not affect the setting of the listed buildings on Trinity Road which are on the east side of the street. There are no listed buildings in the vicinity to be impacted by the development.

d) Scale, Form and Design

The application is for 5 terraced houses at the end of this lane in place of the existing garage. The roof profile of the terrace is irregular along the length of the terrace varying between 2 and 3 storeys high, with an additional basement storey at garden level on the north. It will rise up approximately 1.9m above the height of the existing ridge of the garage but will intermittently drop down at each individual house to be below the height of the existing building. The height of the other 2, two storey houses in the lane are approximately the same height as the garage. The agent considers that the houses are of the scale of mews housing more commonly seen in the New Town. Although mews housing is not normally of this height, and does not normally extend above two storeys, in this instance it is of approximately the same height as the existing houses and the existing garage. The scale and height of the terrace is not inappropriate in this instance.

The density of the dwellings is similar to that of mews housing, being similar in terms of footprint to the other two houses in the lane. The site is large and the new build will occupy significantly less area than the existing garage. The proposals do not match any prevailing urban grain but mark the transition between the low density villas and the high density tenemental buildings.

The site is secluded and the mews model is appropriate. In terms density it represents an acceptable density of housing in this location.

The design of the terrace is contemporary rather than traditional and presents a modern intervention in a location that is not readily seen from the street. The materials are likewise contemporary. The off white brick walls will be light and the areas of timber cladding will contrast with the brick. The materials are not traditional to the area but, as a modern intervention in a secluded site, are appropriate.

The dwellings are primarily north facing as this is dictated by the slope of the site. However the houses will take advantage of flat roofs for solar panels.

The scale, form and design of the proposals are acceptable.

e) Neighbouring Amenity

There is a significant distance between the new dwellings and the existing tenements. There will be 23m between buildings to the north and the distance to the closest villa on Primrose Bank Road is 35m. This complies with non-statutory guidance on minimum privacy distances.

The agent has submitted a Daylighting, Sunlight and Privacy Study. This shows the change to the amount of daylight received to each window to the rear of the tenements is no greater than 20% and within acceptable parameters outlined in the Non-statutory Edinburgh Design Guidance.

The existing building on top of the steeply sloping site, already casts a significant shadow on the rear gardens of the tenement. The new build will have a slightly worsening effect although the gardens will still receive daylight to 50% of their area for more than 3 hours during the spring equinox and therefore the change is within acceptable limits.

Rubbish is to be stored on site in individual wheelie bins. These are to be wheeled down to Trinity Road on pick up days. The presence of additional wheelie bins on Trinity Road should not impact either car parking, as they will be on the pavement, or cause rubbish on the street, as they are relatively secure and unlikely to tip.

There will be no detrimental impact on residential amenity.

f) Amenity of Future Occupiers

The gardens of the proposed development are north facing and sloping and will not receive the level of sunlight that is desirable in new developments. In this matter the proposals do not comply with guidance. It is understood that not all developments can have south facing exposure and the infringement of guidance in this instance is acceptable.

The level of amenity for future occupiers is acceptable.

g) Traffic or Road Safety Issues

The architect has submitted further information to satisfy Transport who does not object to this application. Information has been submitted to confirm that the road can be regraded to accommodate an emergency vehicle. An informative is added to ensure that the applicant is aware that Road Construction Consent will need to be applied for.

In terms of road safety, the works would require the approval of Road Construction Consent. The granting of this planning consent would be subject to the conclusion of a suitable legal agreement to provide costs towards upgrading the road and to introduce loading and waiting restrictions.

The garages proposed are small and may not accommodate large cars. However it is possible to park on the lane to the front of the properties. The applicant has submitted a 'Lane Analysis' to indicate that this development will be similar to mews properties in their dimensions and that external parking can be accommodated. Parking for existing residents on Trinity Road is cannot be safeguarded. Transport does not object on these grounds.

There will be no adverse impact on traffic and road safety.

h) Flooding Issues

The applicant has submitted sufficient information and the Flood Prevention Team is now content that the proposals do not cause an additional flood risk.

i) Impact on Trees

The development necessitates the removal of some self seeded sycamores that do not contribute to character of the wider conservation area. Subject to attached conditions relating to landscaping, this aspect of the proposals is acceptable.

The level of impact on trees is acceptable.

j) Impact on Wildlife and Biodiversity

The nature of the existing steel framed structure clad in fibre cement is unlikely to attract bat roosts and no further investigation for bats was requested. No protected species are identified as being potentially threatened by this development however a condition is added to ensure that no vegetation is removed during bird nesting season. The development presents opportunities for swift boxes and this is noted as an informative.

There will be no adverse impact on wildlife and biodiversity.

k) Equalities and Human Rights Issues

All properties must comply with Building Regulations in terms of providing for accessibility. However as the dwellings are spread over 4 levels they will not be fully accessible. As they are not worsening any existing situation, the impact on equalities is neutral. An Equalities and Human Rights Assessment has been completed.

I) Public Comments

Material objections

- Principle of the development - the issues of a residential use in this location on contaminated land has been addressed in section 3.3a). The requirement for any education contributions is also addressed in 3.3a);
- Impact on the conservation area, setting of the listed building, archaeology and UNESCO world heritage site - the issues of the impact on the conservation area has been addressed in section 3.3b) The impact on the setting of any listed buildings has been addressed in section 3.3c) There are no known archaeological constraints on the site and it is not within the World Heritage Site;
- Design, density, scale, height and materials. - these issues are addressed in section 3.3d);
- Neighbouring residential amenity - these issues, including sunlight, daylight and privacy are addressed in section 3.3e);
- Traffic and road safety - this issue including the size of the garages, parking and upgrading the lane for emergency vehicles is assessed in section 3.3g);
- Flooding - issues with respect to this are addressed in section 3.3h);
- Trees - loss of trees is addressed in section 3.3i); and
- Wildlife - the possible presence of bats and other protected species is addressed in section 3.3j).

Non-material objections

- Issues of subsidence and ground stability are addressed via the building warrant process; and
- Loss of views, disturbance from construction traffic and any impact on the structures of neighbouring properties are not material to the assessment of this planning application.

Conclusions

In conclusion the proposal complies with the development plan. The non-compliance with the sunlight levels for the garden of the development is minor and acceptable in this instance. The proposal is acceptable in this location will enhance the character and appearance of the conservation area and will have no detrimental impact on the setting of listed buildings, residential amenity, traffic and road species, trees or wildlife. There are no other considerations which outweigh this conclusion and approval is recommended.

The demolition of the existing garage is considered in a separate report (14/05070/CON).

The recommendation is subject to conditions on landscaping, materials, contaminated land and the conclusion of a legal agreement for a contribution towards road work and road restrictions.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. 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.
2. Prior to the commencement of construction works on site:
 - (a) A site survey (including initial desk study as a minimum) 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.
3. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent.
4. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
4. In order to avoid disturbance during bird breeding seasons.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

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. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. Structural approval for the existing retaining wall will be required.
5. Consent should not be issued until the applicant has entered into a suitable legal agreement to provide:
 - a. The sum of £2,000 to introduce suitable waiting and loading restrictions; and
 - b. The sum of £2,000 to redetermine sections of footway as carriageway as necessary.
6. The applicant should be informed that prior to carrying out any works to the existing road, suitable consents must be applied for and secured.
7. The incorporation of swift nesting sites/swift bricks into the scheme is recommended. Further details on swift bricks can be found at www.edinburgh.gov.uk/biodiversity

Financial impact

4.1 The financial impact has been assessed as follows:

The application is subject to a legal agreement for developer contributions.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 01.05.2015. In all there have been letters of representation from 44 neighbours and members of the public, one petition of seven signatures and one letter from each of the Trinity Community Council, and Dunedin Canmore Housing Association

The Community Council have objected to the proposals as have 42 neighbours and members of the public.

There have been 5 letters of support and these include the petition of 7 and the letter from the housing association. One of the signatories on the petition also wrote an individual letter of support.

Material Representations

Material objections relate to:

Principle of the development

- Principle of housing acceptable but this is overdevelopment;
- 2-3 houses would be more appropriate;
- Brownfield site that may be contaminated and inappropriate for housing; and
- Schools already over-subscribed.

Impact on the conservation area, setting of listed buildings, world heritage site and any archaeological remains

- Detrimental impact on the conservation area;
- Detrimental impact on the setting of neighbouring listed buildings;
- Proposals are not sympathetic with others in lane or conservation area;
- Detrimental impact on the setting of neighbouring listed buildings;
- Detrimental impact on UNESCO world heritage site;
- Additional bins on street would adversely affect conservation area;
- Contrary to Local Plan Policies EN3 and EN6;
- Materials not characteristic of conservation area; and
- Could disturb archaeology.

Design

- Too high;
- Scale, density, massing and materials are inappropriate;
- Mews houses not a feature of Trinity;
- Mews houses are generally 2 storeys high;
- materials are not traditional;
- Contrary to Local Plan Policies Des1, Des 3 and Des 4;
- Lack of southern exposure does not allow for passive solar gain; and
- Design is out of character with the area.

Traffic and road safety

- Will cause congestion;
- Garages are too small and don't meet Council guidance;
- Residents won't park in garages but will park in lane or Trinity Road;
- The existing parking problems will be exacerbated;
- Will add to traffic problems at junction of Trinity Road and Lower Granton Road;
- Impact on road safety for other cars pedestrians and cyclists;
- Restricted sightlines will reduce road safety;
- The lane is unadopted
- If roadway is widened then it is at the expense of the footway
- The lane is too narrow for this amount of development; and
- The lane is too narrow to allow access for emergency and delivery vehicles.

Residential amenity

- Overlooking into rear of Lower Granton Road and to the gardens of Primrose Bank Road;
- Loss of daylight to Lower Granton Road flats;
- Proposed gardens will be overshadowed;
- Daylighting study ignores the impact of the retaining wall;
- Street lighting would adversely affect amenity;
- Overlooking from terraces;
- There will be additional rubbish in the streets;
- Bins on Trinity Road would be a problem for health and safety; and
- Residents should not have to carry their rubbish more than 30m.

Flooding

- A SUDS system should be in place; and
- The site experiences problems with drainage.

Loss of trees

- Mature trees will be lost.

Impact on biodiversity

- Disruption to wildlife;
- Bats have been sighted;
- Possibility of newts; and
- There should have been a EIA.

Contaminated land

- The site is brownfield and likely to be contaminated.

Non-material Representations

- there are issues of subsidence in this area and the site is not appropriate for this level of development;
- Disruption due to construction traffic;
- Subsidence due to vibration from construction works;
- Damage to properties adjacent to the lane; and
- Loss of views.

Community Council Comments

The Trinity Community Council objects to the proposals on the following material grounds:

- The principle of housing in this location is acceptable but this represents overdevelopment, 2-3 houses would be more appropriate;
- Height of the dwellings;
- Overlooking of properties on Lower Granton Road
- The site is contaminated and remedial measures would be required;
- loss of trees and requirement for a replacement tree planting plan;
- The lane is too narrow for access for emergency, service and delivery vehicles;
- Road safety and restricted sight lines; and
- Not enough space for parking on site.

A non-material point relates to:

- Possible subsistence and ground stability.

The letters of support raised the following material points:

Principle of the development

- Residential use better than garage.

Impact on the Conservation area

- Improvement to character of area.

Design

- Design is of quality.

Traffic and Road Safety

- Improvement to road/lane and access for emergency vehicles; and
- Parking will be adequate.

Residential amenity

- Improvement to rear green of Lower Granton Road tenements; and
- Improved outlook.

Flooding

- Improved drainage.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The application site is within the Trinity Conservation Area and in the Urban Area of the Edinburgh City Local Plan

Date registered

15 April 2015

Drawing numbers/Scheme

1-3, 4a, 5-11,

Scheme 2

David R. Leslie

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Links - Policies

Relevant Policies:**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 5 (External Spaces) sets criteria for assessing landscape design and external space 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 5 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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

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

Policy Inf 4 (Renewable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy generation.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Other Relevant policy guidance

The Trinity Conservation Area Character Appraisal emphasises the wealth of detached villas set in substantial plots with generous spacing to their neighbours, the high quality stone built architecture of restricted height, the predominant use of traditional building materials, and the predominance of residential use.

Appendix 1

Application for Planning Permission 15/01788/FUL At 127 Trinity Road, Edinburgh, EH5 3LB Demolition of existing garage building and the development of five new houses with associated retaining walls.

Consultations

Transport

Further to my memorandum of 14 May 2015, I confirm that I have no objection to the proposed application subject to the following being included as conditions or informatives as appropriate:

- 1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. Structural approval for the existing retaining wall will be required;*
- 2. Consent should not be issued until the applicant has entered into a suitable legal agreement to provide:*
 - a. The sum of £2,000 to introduce suitable waiting and loading restrictions;*
 - b. The sum of £2,000 to redetermine sections of footway as carriageway as necessary;*
- 3. The applicant should be informed that prior to carrying out any works to the existing road, suitable consents must be applied for and secured.*

Note:

- The applicant should be aware that the construction of the road is likely to impact on neighbouring property foundations.*
- note that the Scottish Fire Service has confirmed that they will be satisfied with the proposed road once the angle of the access has been satisfactorily altered to allow for fire appliances.*

Flooding

11th May 2015

Further to our memo of the 8/1/15 for the previous application (14/05066/FUL) and information received by this Unit entitled "Drainage Strategy for 127 Trinity Road, Edinburgh, Elliott & Company, March 2015" and accompanying drawing "Civil Layout, Proposed Below Ground Drainage, no: CL101", the Flood Prevention Unit has the following comments:

- o It is the intention of the developer to utilise attenuation tanks that will be throttled to a discharge rate of 2l/s as agreed with Scottish Water. This Unit requires further information with regards to the pipelines and attenuation tank to demonstrate that the*

proposed infrastructure can contain the 200 year flood event and therefore minimising the flood risk to the properties.

o The attenuation tank is not a form of SUDS that will provide a level of treatment. Under SPP the appropriate treatment train is required, even if it is discharging to the combined sewer. Further information is therefore sought.

o Although section 4.3 of the report concludes that the conveyance routes of exceedence flows will not change greatly between pre- and post-development, this Unit needs to be provided with a drawing detailing surface water flowpaths. This is to ensure that water is not being directed straight into the front doors of the proposed residential properties.

o The Planning department have had a number of representations from the house owners to the north of the development site stating that water is draining from the development site and causing damage to their gardens. It is noted that the proposed development lies at a higher level than the properties to the north, on Lower Granton Road, and therefore surface runoff will naturally flow towards these properties. It is unclear whether the water ingress onto the lower properties is due to surface water, groundwater or a damaged pipe. It is the developer's intention to replace the current retaining wall that is to support the back gardens. It is expected that a building warrant will be required for this new work and therefore the developer will need to assess groundwater. If groundwater is the cause of the ingress then potential seepage holes across the new retaining wall could help the current householders who are suffering damage. It is also proposed to construct a new infiltration drain behind the proposed retaining wall which could also help alleviate the situation.

9th July 2015

I have reviewed the information submitted and can confirm that Flood Prevention are now content with the proposals.

Environmental Services

The applicant proposes the demolition of an existing vehicle repair garage for replacement with residential dwellings. The property borders gardens of existing residential properties to all sides.

As this proposal will see the removal of a potentially noisy commercial use replaced with dwellings it can be viewed as a planning gain. However, due to the previous use of the site, a condition is recommended to ensure that potential contamination of the land is addressed.

Environmental Assessment has no objections to this development, subject to the following condition:

Prior to the commencement of construction works on site:

(a) A site survey (including initial desk study as a minimum) 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.

Location Plan



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