

**Development Management Sub-Committee
24 November 2010**

**Report by the Head of Planning by Scottish Water for Residential
Development at Land at 55 Buckstone Terrace, Edinburgh**

Protocol note

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

Alastair Maclean,
Head of Administration and Legal Services

REPORT ON FORTHCOMING APPLICATION BY SCOTTISH WATER FOR RESIDENTIAL DEVELOPMENT AT LAND AT 55 BUCKSTONE TERRACE, EDINBURGH

Development Management Sub Committee

24 November 2010

1. Purpose of the Report

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a major development at land at 55 Buckstone Terrace, a site that is currently occupied by Fairmilehead Water Treatment Works.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

2. Summary

This report advises members of a forthcoming planning application for the development of new housing at 55 Buckstone Terrace, land that is currently occupied by Fairmilehead Water Treatment Works. The site is allocated for housing in the Edinburgh City Local Plan and has an estimated capacity of 300 units (HSG 20).

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 25 August 2010.

3. The Site and the Proposal

Site Description

The site is approximately 13.3 hectares and is currently occupied by the 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. The main office building for the treatment works will remain operational and separates the site from Buckstone Terrace. There are two existing vehicular accesses into the site at either side of the office building.

The site is bounded on three sides by residential properties. The south western edge of the site is bounded by the main office building and a public house at its western corner. There is an existing playing field at the eastern corner of the site.

Site History

There is no previous planning history on this site.

Description of the Proposal

The application at this stage will be for Planning Permission in Principle for residential development and will not go into specific matters of detail but will establish key elements which will then be the subject of subsequent applications for the approval of matters specified in conditions. The applicants may bring forward details of the road access points for approval.

Community Consultation

The Proposal of Application Notice (10/02492/PAN) outlined community consultation events at Fairmilehead Parish Church in early October 2010. In addition a display was also provided on site, at the Fairmilehead Scottish Water Office. The results of the community consultation will be submitted with the application as part of the Report on Public Consultation.

4. Issues

The key considerations against which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The site is allocated within the Edinburgh City Local Plan for residential use, housing site HSG20. The Local Plan identifies the capacity for the site as in the region of 300 units.

There are no other designations on this site.

b) the design and layout are acceptable within the character of the area and there will be any impact on residential amenity;

The application is likely to come forward as an application for Planning Permission in Principle. At this stage there will not be any detail on the layout of the proposals or the housing types proposed. Consequently, an assessment of the impact on residential amenity would be difficult at this stage. The applicant is required to submit a Design and Access Statement with the application.

c) access and parking arrangements are acceptable in terms of road safety and public transport accessibility;

The applicants have indicated that the preference is for a single access onto Buckstone Road. The application will be supported by a Transport Assessment which will address the impact of the proposals on the local road network.

d) there are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site is capable of being developed for housing. In order to support the application the following supporting documents are to be submitted:

- Surface Water Management Plan/ Flood Risk Assessment
- Tree Survey / Tree Constraints Plan
- Contaminated Land Assessment (opportunity to be covered by condition)
- Noise Assessment: specifically to address noise from neighbouring commercial uses
- Air Quality Impact Assessment
- Bat Survey
- Sustainability form

5. Financial Implications

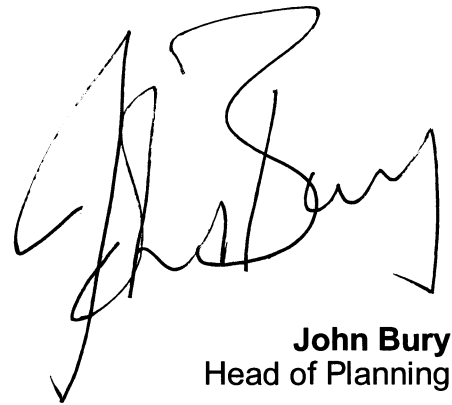
None.

6. Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

7. Recommendations

It is recommended that the Committee note the key issues at this stage and advise of any other issues.



John Bury
Head of Planning

Appendices	1. Location Plan
Contact/tel/Email	Ian Tame Tel. 0131 529 6133
Wards affected	A08 (Colinton/Fairmilehead)
Background Papers	1. 10/02492/PAN