

◆ EDINBURGH ◆

THE CITY OF EDINBURGH COUNCIL

Planning & Transport
PLACE

CC Alan Denham
23 Hillpark Way
Edinburgh
Edinburgh

Date: 9 April 2018

Dear CC Alan Denham,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
ERECTION OF 3 DWELLINGHOUSES, ASSOCIATED LANDSCAPING AND
INFRASTRUCTURE WORKS. at RAVELSTON DYKES QUARRY RAVELSTON
DYKES ROAD EDINBURGH
REFERENCE NUMBER: 16/05074/FUL (SCHEME: SCHEME 1)**

NOTIFICATION OF DECISION

I am writing with regard to the above application to which you raised representations.

The City of Edinburgh Council has now determined that the application be **Granted** in accordance with the particulars given in the application. The decision with any conditions, reasons and/or informatives can be found on the other side of this letter. Full details of the final scheme, including the report assessing the application, can be found on the Council website at www.edinburgh.gov.uk/planning.

The reason for the decision was

The proposal is contrary to the Local Development Plan in that the proposed development would have a detrimental impact on the landscape quality and open character of the Green Belt, a Special Landscape Area and an area of Open Space. There are potential benefits in that the proposal will remove existing contamination and could result in public access and woodland management on part of the site. A suitable legal mechanism to secure the proposed benefits has not been agreed. However, even if the open space and public access benefits can be secured in perpetuity, these do not outweigh the identified negative impacts.

There will be no detrimental impact on wildlife and biodiversity and the proposals will not prejudice residential amenity or traffic and road safety. The proposals will provide three additional houses but these are not required to address a deficiency in the effective housing land supply.

On balance, the potential benefits of this proposal and the mitigation measures

proposed do not outweigh the negative impacts that the development will have on the Green Belt, Special Landscape Area and area of Open Space.

It is recommended that the application is refused as it is contrary to policies Env 10, Env 11, Env 18 and Des 4 in the Edinburgh Local Development Plan.

If you have a specific enquiry regarding the application please contact Barbara Stuart directly on 0131 529 3927.

Yours sincerely

Ann Lee

Customer Support Assistant

DETERMINATION OF APPLICATION

ERECTION OF 3 DWELLINGHOUSES, ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS. at RAVELSTON DYKES QUARRY RAVELSTON DYKES ROAD EDINBURGH

REFERENCE NUMBER: 16/05074/FUL (SCHEME:)

The City of Edinburgh Council has determined the application as follows:

Decision: **GRANTED**

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

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. No development shall take place prior to implementation of remedial and protective measures in accordance with Section 6 of the 'Geo-environmental Risk Assessment and Remediation Strategy': LK Consult: Reference LKC 15 1018: April 2015; and documentary evidence to certify those works have been implemented shall be provided to and approved in writing by the Council as planning authority.
3. A fully detailed landscape plan, including the location of the public path, details of all hard and soft surfaces, and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site and to be implemented within six months of the date of first occupation.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992, as amended, gates, fences walls and other means of enclosure shall be constructed with 225mm gaps at their base so as to allow badgers to traverse the site. Such gaps shall be 1 metre wide and constructed at centres of not more than 10 metres along the boundary.
5. Prior to the commencement of work on site, a further badger camera trapping survey shall be undertaken to establish whether works are on or within 30m of a Badger Sett and therefore require a licence from Scottish Natural Heritage; the survey shall be submitted to the Planning Authority. Should any evidence of badger setts be found within this relevant survey area, a mitigation strategy must be submitted to and approved in writing by the Planning Authority and implemented, in accordance with the agreed mitigation strategy.

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 order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In the interest of protected species
5. In the interest of protected species.

Infomatives

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. Any orchids found within the development area are to be translocated to a suitable location within site which will not be affected by the development.
5. Clearance of vegetation/trees from the proposed construction areas has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March - August (inclusive). Should it be necessary to clear ground during the bird nesting season the land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.
6. All trees to be checked for bats before felling.
7. 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, i.e. the road leading to the properties will be built to an adoptable standard. The main access will be required to be brought up to an adoptable standard.

8. The internal layout of the development should be designed in accordance with Designing Streets and Quality Audits will be required. Note that Designing Streets states that a Stage 2 Quality Audit should be provided as part of the detailed planning application.

9. The access road and associated car parking must be sufficiently large, and of a shape, to accommodate a turning area suitable for any vehicles which are likely to use it so that vehicles can enter and exit the site in a forward gear.

10. Any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents.

11. Refuse storage facilities should be within 30 metres of an area which can be accessed by a refuse removal vehicle.

12. Any works affecting the existing carriageway/footway on Ravelston Dykes Road must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders.

13. The programme of removal of Japanese Knotweed is to be continued.

14. A legal agreement has been concluded in respect of this application and is available to view on the Council website.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

9 April 2018

::