

• EDINBURGH •

THE CITY OF EDINBURGH COUNCIL

Planning & Transport
PLACE

Mr Euan Renton
Spokes, St Martin's Community Resource
Centre
232 Dalry Road
Edinburgh
EH11 2JG

Date: 5 June 2020

Dear Mr Euan Renton,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
PROPOSED PURPOSE-BUILT STUDENT ACCOMMODATION DEVELOPMENT
WITH COMMUNITY SPACE, ASSOCIATED INFRASTRUCTURE AND AMENITY
SPACE, BICYCLE PARKING, LANDSCAPING AND UPGRADE OF PEDESTRIAN
PATH AND STEPS. at 11 - 23 MONTROSE TERRACE EDINBURGH REFERENCE
NUMBER: 20/00496/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

Purpose-built student accommodation is acceptable in principle in this location. The application site is well served by public transport and the development will not result in an excessive concentration of student accommodation to the detriment of maintaining a balanced community. The proposal is of a suitable design, scale, form, massing and density and an appropriate balance has been achieved between retaining reasonable levels of amenity for neighbouring properties and ensuring the development is compatible with the character and appearance of the townscape. Future occupiers will benefit from an acceptable level of amenity and landscaping and public realm works suitably reflect their historic surroundings.

The proposal will not be detrimental to the character and historic interest of nearby listed buildings or their setting and alterations are justified. The proposal shall

enhance the character and appearance of the conservation area and have a positive impact on the setting of the World Heritage Site. Significant archaeological deposits are unlikely to be disturbed and the proposal will have no material impact on the city's key views and skyline.

Car and cycle parking provision is acceptable and the development raises no concerns with respect to road safety. The proposal shall not have an adverse effect on the city's natural heritage assets and the identified remediation measures will suitably mitigate the adverse environmental impacts from the application sites previous petrol filling station use.

The proposal is considered to comply with the following Local Development Plan policies and there are no other material considerations that should outweigh this conclusion: Des 1; Des 4; Des 5; Des 6; Des 7; Des 8; Des 11; Env 1; Env 3; Env 4; Env 6; Env 9; Env 12; Env 16; Env 21; Env 22; Hou 8; Tra 2; Tra 3; Tra 4; and RS6.

If you have a specific enquiry regarding the application please contact Graham Fraser directly on 0131 469 3811.

Yours sincerely

Chatriona Hossack

Transactions Assistant

DETERMINATION OF APPLICATION

**PROPOSED PURPOSE-BUILT STUDENT ACCOMMODATION DEVELOPMENT WITH COMMUNITY SPACE, ASSOCIATED INFRASTRUCTURE AND AMENITY SPACE, BICYCLE PARKING, LANDSCAPING AND UPGRADE OF PEDESTRIAN PATH AND STEPS. at 11 - 23 MONTROSE TERRACE EDINBURGH
REFERENCE NUMBER: 20/00496/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;

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. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, will be submitted to and approved in writing by the Planning Authority prior to the commencement of development. This approved landscaping shall be fully implemented within six months of the completion of the development.
3. Details of the construction exclusion zone to safeguard the trees specified for retention in the Arboricultural Impact Assessment and Tree Constraints Plan by ITP Energised (dated 29 January 2020 / Project Number EDI_1840-002) will be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
4. Prior to the commencement of development,
 - a) a site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority. Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

5. Prior to the occupation of the development, the following mitigation measures specified in the Noise Impact Assessment by RMP (dated 28 January 2020 / Technical Report Number R-8575-NS1-RGM) shall be implemented:

a) The living rooms and bedrooms overlooking Montrose Terrace will require a 6mm float glass - 12mm air cavity - 10mm flat glass or an acoustically equivalent glazing unit which provides a minimum Rtra of 34dB;

b) The facades overlooking Montrose Terrace should be fitted with attenuated trickle ventilation with a minimum acoustic rating Dn,e,w 38dB in the open position;

c) The living rooms and bedrooms overlooking West Norton Place will require a 4mm float glass - 12mm air cavity - 10mm float glass or an acoustically equivalent glazing unit which provides a minimum Rtra of 32dB; and

d) The facades overlooking Montrose Terrace should be fitted with attenuated trickle ventilation with a minimum acoustic rating Dn,e,w 36dB in the open position.

6. Notwithstanding what is shown on the approved drawings, the cycle parking provision is not approved and further details on cycle parking provision which complies with the Council's LDP policies, read in conjunction with the guidance shall be submitted for approval by the Council as planning authority and implemented prior to first occupation of the building hereby approved.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, and timeously provided.

3. In order to ensure that no damage is caused to retained trees before and during construction.

4. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

5. In order to protect the amenity of the occupiers of the development.

6. In order to enable the planning authority to consider this/these matter/s in detail.

Infomatives

It should be noted that:

1. This consent is for Planning Permission only and work must not begin until other necessary consents, eg Listed Building Consent, have been obtained.

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

3. 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.

4. 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.

5. A sum of £2,000 will be required to progress a suitable order to redetermine sections of footway and carriageway as necessary for the development. This shall form part of a Road Construction Consent.

6. A sum of £2,000 will be required to progress a suitable order to introduce waiting and loading restrictions as necessary for the development. This shall form part of a Road Construction Consent.

7. In support of the Council's LTS Cars 1 Policy, the contribution of a sum of £7,000 (£1,500 per order plus £5,500 per car) towards the provision of car club vehicles in the area should be considered.

8. In accordance with the Council's LTS Travplan 3 Policy, the development of a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport should be considered.

9. Future residents will not be eligible for parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013.

10. The waste collection arrangements agreed with the City of Edinburgh Council Waste Management Service will be implemented prior to the occupation of the development.

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

5 June 2020

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