

PLACE  
PLANNING & BUILDING STANDARDS

Ms R BELL  
72 Roseburn Street  
Edinburgh  
EH12 5PL

**Date:** 5 March 2021

Dear Ms R BELL,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997  
CREATION OF SHARED PEDESTRIAN AND CYCLE PATH LINK INCLUDING  
NEW BRIDGE CROSSINGS OVER EXISTING INFRASTRUCTURE, ACCESS  
POINTS AND PUBLIC OPEN SPACES AND HABITATS. at LINK BETWEEN  
ROSEBURN AND UNION CANAL AT ROSEBURN PATH EDINBURGH  
REFERENCE NUMBER: 20/03561/FUL (SCHEME: SCHEME 2)**

**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](http://www.edinburgh.gov.uk/planning).

The reason for the decision was:

The application proposal will support objectives of the Edinburgh Local Development Plan (LDP), the Council's Local Transport Strategy, Active Travel Action Plan and Edinburgh's Open Space Strategy.

The application would deliver LDP Transport Proposal T7, Development of active travel and footpath links, LDP Greenspace Proposal GS1, Extension and enhancement of Dalry Community Park and objectives contained in the LDP Action Programme.

The proposal will enhance connectivity by completing a missing link in the city's off-road network, encouraging walking, cycling, improving air quality and promoting access to public open space.

The proposal will involve tree removal to enable project construction. Initial proposals

have now been subject to review and a greater number of trees will be retained, this informed by the preparation of a Landscape and Habitat Management Plan.

The project has sought to reconcile the design requirements for a major piece of active travel infrastructure with tree retention and sustainable woodland management. The proposed level of tree replacement is considered acceptable and will offer enhancement to landscape quality and biodiversity.

The project design, in respect of the proposed bridge structures, materials palette, soft and hard landscaping and enhancement of Dalry Community Park have sought to respond to the local context and are acceptable.

The proposals would not adversely affect the amenity of neighbours.

It is recommended that the application be granted subject to conditions relating to archaeology, land contamination and confirmation of material finishes relating to the bridges. Further the Landscape and Habitat Management Plan prepared as part of the application should form a basis for the ongoing public engagement and management of the site.

There are no material considerations that outweigh this conclusion.

If you have a specific enquiry regarding the application please contact Francis Newton directly at [francis.newton@edinburgh.gov.uk](mailto:francis.newton@edinburgh.gov.uk).

Yours sincerely

*Chatriona Hossack*

Transactions Assistant

## DETERMINATION OF APPLICATION

### CREATION OF SHARED PEDESTRIAN AND CYCLE PATH LINK INCLUDING NEW BRIDGE CROSSINGS OVER EXISTING INFRASTRUCTURE, ACCESS POINTS AND PUBLIC OPEN SPACES AND HABITATS. at LINK BETWEEN ROSEBURN AND UNION CANAL AT ROSEBURN PATH EDINBURGH

**REFERENCE NUMBER: 20/03561/FUL (SCHEME: )**

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

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Decision: **GRANTED**

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

#### **Conditions:-**

1. A supplementary site inspection and ongoing monitoring in the form of a detailed watching brief in order to identify any unrecorded potential sources of contamination shall be progressed during development and at new formation level to determine any new requirements for additional localised site investigation and/or mitigation measures within the development. An updated report detailing the outcome of the watching brief and recommendations shall be provided for review and agreement by Council's Place Development Service
2. Prior to the commencement of works on site, further details of all proposed material finishes for the Mid Calder and Dalry Road Bridges (material and colour finishes to steelwork, blockwork to bridge abutments and retaining walls, artwork to the Dalry Road Bridge) shall be submitted to an agreed by the Planning Authority in writing. This should product specifications and samples where requested.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the planning authority to consider this/these matter/s in detail.

## Infomatives

It should be noted that:

1. The works 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. Prior to the construction of drainage design the applicant is requested to conduct infiltration testing to confirm that surface water management proposals are adequate.
5. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The design and construction of the proposed bridge over the railway will have to comply with current Railway Standards and Guidelines and will be subject to further discussions and agreement with Network Rail. The Local Authority will be required to enter into a bridge agreement and adopt the bridge including the obligation to repair, maintain and renew it.

Construction works must be undertaken in a safe manner which does not disturb the operation of the railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

6. It is recommended that the Roseburn to Union Canal Cycleway, Landscape and Habitat Management Plan Report, dated February 2021, prepared as part of this application by Harrison Stevens Landscape Architects, form a basis for further engagement between the Council and the local community, to inform the long-term management of the site as Woodland and Open Space.

7. The Roseburn to Union Canal Cycleway, Landscape and Habitat Management Plan, dated February 2021, highlights the need for tree and ecological information to be updated periodically as part of the ongoing management of the site. This should be undertaken prior to any future phases of woodland management, including further tree removal.

8. A road safety audit shall be prepared and any required alterations carried out to the junction at Sauchiebank and Russell Road to address the connection to the Roseburn cycle network.

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

5 March 2021

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