

# 67 Logie Green Road Edinburgh

Many thanks to those who provided helpful feedback on our proposal. We very much appreciate your feedback. Unfortunately, we did not receive contact details of everyone who commented. Therefore, please see below feedback on the helpful points raised (in no particular order). We have sent this briefing note to everyone we have contact details for, and please feel free to share the information here.

## **SITE SHOULD REMAIN IN CURRENT USE OR ANOTHER 3RD SECTOR USE**

With one of the members of the Kelvin Properties team living within the local area and having worked for a considerable period on delivering such a project in Canonmills, we fully appreciate the benefit of the facility to the local community. However, Foursquare has decided that the building is no longer fit for purpose and has a limited lifespan. Foursquare's intention is to focus its services on one site with the income raised from the site directly helping homeless people by being invested in new hostel accommodation. This decision has not been made by Kelvin Properties, but we are delighted to help support such an important Edinburgh charity to deliver more and better hostel accommodation and services to help tackle homelessness.

As has been highlighted by some residents in feedback, the property is in extremely poor condition. Therefore, without investment that Foursquare itself has decided is uneconomic to repair the building, the property cannot accommodate another 3rd sector organisation or other employer. It is simply not viable to do so. In such circumstances I think that the only thing we can do is to try and build the best development possible for the local community, and for the people and families who want to live in Canonmills.

## **CUMULATION OF DEVELOPMENTS AND IMPACT ON INFRASTRUCTURE**

As outlined above, planning policy at all levels promotes development of brownfield sites within urban areas. This is linked to climate change challenges and making best use of resources whilst meeting housing targets. Therefore, there is a focus for new housebuilding in areas where it can be sustainable and can help meet carbon reduction targets.

We appreciate there have been a number of new developments within the Canonmills / Beaverbank area. However, we believe there are many positive aspects of this with the area being a vibrant and popular place to live. The number of additional apartments proposed is relatively small and will not change the character of the area.

The planning authority has very clear policies regarding infrastructures. If there is deemed to be an impact upon education, health, community facilities and / or roads, the planning authority will seek mitigation secured via a Section 75 Legal Agreement.

## **PARKING ISSUES WITH REDUCED PARKING NUMBERS OF CONCERN**

Adopted and emerging planning policy seeks to reduce parking numbers on accessible sites such as this. Active travel is promoted with walking, cycling and public transport promoted.

The proposal is in a highly accessible location within Zone 2 (CEC's parking standards). These standards stipulate a maximum of one parking space per home, thus a maximum of 48 parking spaces for the proposed development. 25 parking spaces are proposed. We note this is below the maximum but with this being in accordance with emerging local development plan policy and CEC's City Mobility Plan which seeks to control demand and support active travel.

The applicant will also provide a contribution towards further Edinburgh Car Club cars to be located close to the proposed development. Of the 25 parking spaces, two will be for blue badge holders, in keeping with the minimum requirement of

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8% of total spaces to be for blue badge holders stated in CEC's guidance referred to above. That guidance also states that a minimum of one in every six spaces should be equipped for electric vehicle charging which would require four powered spaces. The applicants propose to provide 14 spaces equipped EV parking spaces.

Two motorcycle spaces will be provided, in keeping with the standard of one space per 25 homes in CEC's guidance.

## **FLOODING**

The site is located in a relatively low-lying area of land a short distance to the south of the Water of Leith (WOL). The land rises to the south of the site and former railway embankments are raised to the east and west.

Everyone is aware the area has a history of flooding from the Water of Leith and from surface water runoff. The Water of Leith Flood Prevention Scheme was constructed which comprised of walls along the river in the vicinity of the site. It is understood that the scheme was designed pre-2010 under old SEPA climate change regulations.

SEPA is a statutory consultee and is required to provide comments on planning applications following consultation from CEC. SEPA have its own interpretation of Scottish Planning Policy which (SEPA openly admits) goes further than SPP. In 2018 SEPA produced Planning Information Note 4 which outlines its position on development behind flood defences. In summary, the guidance states that residential development behind a flood scheme is acceptable if the flood defence provides a 200-year plus climate change "standard of protection".

In 2019 SEPA also published updated climate guidance which states that peak river flows in the Forth River Basin should be assessed against a 40% uplift. This is clearly higher than the % used for the Water of Leith scheme. New guidance was subsequently issued in June 2021 by SEPA in recognition of issues faced by brownfield sites constrained by flooding. The proposal has been designed in accordance with the June 2021 guidance and has been subject of pre-application discussion with SEPA. We are in no position to take forward a proposal that does not recognise SEPA's policy framework.

## **HEIGHT OF PROPOSAL**

Adopted and emerging planning policy encourages development on brownfield sites within the urban area. There is a strong presumption in Edinburgh in favour of development on brownfield as opposed to Greenbelt land with the intention being to make best use of limited space within the city.

With regard to height, the proposal has been carefully designed to take make best use of the site whilst taking account of ground-floor restrictions due to flood risk and ensuring the development sits well within the surrounding context. The proposal takes its lead from tenement properties within the area and has carefully set back the top floor to minimise impact of upper floors from street level.

Some have suggested the proposal should be 2-storey maximum. However, this would not make best use of the site and is not a sustainable use of the site, therefore it would not comply with planning policy and guidance to do so.

## **AFFORDABLE HOUSING**

The adopted Edinburgh Local Plan (November 2016) includes planning policies relative to housing delivery. Policy Hou 6 relates to affordable housing and requires proposals for residential developments of 12 units or more, to include affordable housing. The current level of provision required by policy is 25% of the total number of units proposed. For proposals of more than 20 units, affordable housing delivery should normally be on-site. Therefore, in compliance with City of Edinburgh planning policy, the proposal includes 12 affordable housing units integrated with the market housing.

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## **AIR B&B**

A concern has been expressed that apartments could be used for "Airbnb's" or other similar companies. We note this is an issue across central Edinburgh with the Scottish Parliament introducing regulation which will be introduced this year will be in effect very soon. The applicant is not intending to retain the apartments for any form of Build to Rent or sell to a serviced apartment provides. There will be sold as private for sale apartments.

Inclusion of Commercial Use

We received a few comments suggesting commercial is included at ground-floor. This has been investigated through a number of local agents. All have confirmed there would not be sustainable long-term demand for a commercial unit at this location and there could be periods where this would be vacant, as has been the case on other commercial buildings on the street Therefore, we have not amended our proposal to include non-residential uses.

## **WASTE / RECYCLING**

Concerns were expressed in some feedback forms relative to an existing problem with waste. Areas for refuse storage and recycling will be included in the proposals. Planning permission would not be granted without such facilities being included. With waste and recycling provision proposed, we believe the development will have all the necessary infrastructure to ensure that refuse is dealt with appropriately.

## **OTHER OBSERVATIONS**

We do note that along with some concerns, there were also some lovely words of support for the proposal.

Some acknowledged the area was changing and the proposed use was a good alternative. Comments were received setting out that the proposal will improve the existing site. Positive comments were received in respect of increased cycle provision proposed with this helping promote active travel.

Some residents highlighted the impact of ongoing construction within the area. Should planning permission be forthcoming, a request was made that residents are communicated with and kept in the loop on anything that could impact. Kelvin Properties will do so.

The planning application has now been submitted to City of Edinburgh Council. If minded to do so, formal representations should be lodged with the planning authority. If there is anything we can help with, please do not hesitate to contact us at [teri@porterplanning.com](mailto:teri@porterplanning.com)