

# Report of Handling

**Application for Planning Permission 19/04307/FUL  
At University Of Edinburgh, Darwin Building, Max Born  
Crescent**

**Further application for renewal of planning permission  
15/01617 FUL for temporary construction road at University  
of Edinburgh Darwin Building Max Born Crescent Edinburgh  
EH9 3BF.**

<b>Item</b>	Local Fast Track Decision
<b>Application number</b>	19/04307/FUL
<b>Wards</b>	B15 - Southside/Newington

## Summary

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There have been no other recent changes that would deem the proposal unacceptable.

There has been no material change in circumstances since the original approval on 19 October 2015 so a renewal of consent should be approved.

The proposal complies with the development plan, and the updated guidance. The issues relating to tree loss, flooding and archaeology are acceptable and there is no loss to residential amenity. There are no other material considerations which outweigh this decision.

## Links

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[Policies and guidance for this application](#)

LDPP, LDES01, LDES02, LEN12, LEN16, NSG, NSGD02,

# Report of handling

## Recommendations

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**1.1** It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The site lies at the south-east corner of the University of Edinburgh's King's Buildings campus. To the north and west is the remainder of the university campus, to the east is the King's Buildings boundary which is screened from Mayfield Road by trees and mature vegetation. Beyond Mayfield Road are residential properties that form part of the Craigmillar Park Conservation Area. To the south of the site is Craigmillar Park Golf Course.

### 2.2 Site History

1 November 2007 - Planning permission granted for a proposed three/four storey new research facility for the school of Biological Sciences within the King's Buildings campus in Edinburgh (planning reference: 07/01846/FUL).

13 April 2015 - Planning permission granted for a period of 30 months for temporary portacabins for Research and Development (planning reference: 15/00616/FUL).

12 October 2015 - Planning permission granted for the extension of Waddington Building including new plant unit; replacement glasshouses; plant and external stores; MEP Plant building with associated access, landscaping and infrastructure (planning reference: 15/01668/FUL).

19 October 2015 - Planning permission was granted for a construction road (planning reference (15/01617/FUL)

## Main report

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### 3.1 Description Of The Proposal

The proposal is to for the renewal of planning permission 15/01617 FUL for temporary construction road at the University of Edinburgh.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

- (a) the principle of the proposal is acceptable;
- (b) there are any impact on neighbouring residential amenity;
- (c) there are any issues relating to transport or pedestrian safety;
- (d) there are any issues relating to the loss of trees;
- (e) there are any flooding issues;
- (f) there will be any issues in relation to archaeological heritage; and
- (g) any representations received have been addressed.

#### **a) Principle of Proposals**

This proposal seeks the renewal of an existing grant of planning permission for a temporary construction road. The approved drawings have not been changed.

The Edinburgh Local Development Plan was adopted in November 2016 and the application site remains within the urban area within the campus of University of Edinburgh. There has been no material change in considerations.

The Council's Edinburgh Design Guidance was approved in May 2013 and updated in October 2017.

In planning terms there has been no material change in circumstances with regard to the development plan, for this part of the city, or in terms of the buildings and land uses that neighbour and adjoin the application site.

As such the principle of the development remains acceptable in this instance.

#### **b) Neighbouring Amenity**

The proposal remains the same as that previously granted planning permission and there has been no material change in circumstances relating to the premises or its surroundings that would alter the previous assessment and determination of this application.

The nearest residential properties are outwith the university campus across Mayfield Road and located approximately 47 metres to the east of the road and lighting columns.

The location and positioning of the road within the university campus is appropriate and will not detrimentally affect any neighbouring residential properties.

There is no loss of residential amenity.

#### c) Road Safety

The renewal is to reflect the duration of the initial permission in respect of the phased implementation of construction works due to start in October 2019.

The proposal remains as previously granted and is acceptable.

#### d) Loss of Trees and Habitat

Again the proposal was deemed to be acceptable in terms of its loss of trees and effect on existing habitats with regard to the site and its surroundings. As there have been no change in those circumstances since that decision the proposal remains acceptable in this instance.

#### e) Flood Prevention

This proposal was previously determined to be acceptable in terms of flooding. As there has been no material change in planning terms that assessment remains valid.

#### f) Archaeology

The previous approval has a condition to ensure that a programme of archaeological works is undertaken prior to construction so this requirement has been applied again.

#### g) Public Comment

No comments have been received.

#### Conclusion

There have been no other recent changes that would deem the proposal unacceptable.

There has been no material change in circumstances since the original approval on 19 October 2015 so a renewal of consent should be approved.

The proposal complies with the development plan, and the updated guidance. The issues relating to tree loss, flooding and archaeology are acceptable and there is no loss to residential amenity. There are no other material considerations which outweigh this decision.

It is recommended that this application be Granted subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. Permission is granted for a limited period of 4 years from the date of this consent. The development hereby approved shall be removed prior to or on the date of expiry of the limited period of consent and any land restored to its previous condition within 3 months of the removal of the development.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

#### **Reasons:-**

1. Due to the temporary nature of the proposed development.
2. In order to safeguard the interests of archaeological heritage.

#### **Informatives**

It should be noted that:

1. Temporary access and associated works, including temporary waiting and loading restrictions for the construction phase has been discussed with the local area road manager. The applicant should ensure that these agreed prior to commencement of works and that necessary permits are secured. Planning application 15/01668/FUL relates
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.

## **Risk, Policy, compliance and governance impact**

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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**5.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Consultation and engagement**

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**6.1 Pre-Application Process**

Pre-application discussions took place on this application.

**6.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## **Background reading / external references**

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- **To view details of the application go to**
- [Planning and Building Standards online services](#)

## **Statutory Development**

### **Plan Provision**

The site lies within the urban area of the Edinburgh Local Development Plan.

### **Date registered**

10 September 2019

### **Drawing numbers/Scheme**

1,  
Scheme 1

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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

#### **Relevant Non-Statutory Guidelines**



**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## Consultations

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No consultations undertaken.

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