

69 - 71 MARIONVILLE ROAD, EDINBURGH

Planning Summary Statement

Revision B: 23.09.16

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this note is to relate in summary terms the key recent planning history for land at 69 and 71 Marionville Road, and to describe in outline some relevant planning constraints and opportunities likely to be associated with development of the site.

1.2 CURRENT SITE USE

No.69 Marionville Road currently serves as a centre for the Taoist Tai Chi Society of Great Britain.

No.71 Marionville Road, most recently a contract furnishing showroom, has lain derelict for the past 10 or so years.

2.0 RECENT PLANNING HISTORY

2.1 2005 - 2006: planning application to redevelop combined site (No's 69 and 71) by creating a flatted development ranging in height from 4-7 storeys, with a local eighth storey, and comprising a total of 123 units.

Application reference 05/01609/FUL.

Planning Permission Refused.

2.2 Formal appeal lodged against refusal of planning application 05/01609/FUL.
Appeal dismissed under Scottish Executive reporter's decision of 4th April 2007, citing the critical factors as being height and massing, overpowering the edge of Lochend Park and dominating landmark views.

2.3 2015: planning permission granted for demolition of the existing business unit on the 71 Marionville Road site and the erection of a new flatted development of 34 units and associated landscaping and enabling works.

Planning permission reference 14/02089/FUL.

3.0 CURRENT STATUS / PLANNING CONSIDERATIONS

3.1 Notwithstanding the current planning permission for residential development on No. 71 Marionville Road, the combined site (No's 69 and 71) is again being marketed as a single development opportunity, and this general approach seems to be welcomed by planners.

3.2 The site is located in an urban area and largely surrounded by housing, both existing and new development, and liaison with CEC planners suggests the suitability of the site for residential redevelopment, subject of course to compliance with other relevant national and local plan policies.

- 3.3 From site specific liaisons with CEC planning, and also from reviewing the Scottish Executive reporter's comments in his 2007 appeal dismissal, a number of relevant points are suggested with regards to future site development:
- 3.3.1 New built frontages may be appropriate to both Marionville Road and also to aspects of Lochend Park.
- 3.3.2 The site is recognised as being in transitional in character, bridging between 'The Butterfly' development sites across Lochend Park to the north-west which extend up to 8-9 storeys, and the tenements and bungalows on Lochend Road South and Marionville Road.
A new development currently under construction on Dalgety Road is 5 storeys high to its Marionville Road Frontage. In his 2007 appeal dismissal the Reporter noted that the scale of the 2-storey CEC care home immediately to the north of 69-71 Marionville Road is such that it actually reads as a 3 storey building. It could be suggested then that any new development on this site fronting on to Marionville Road might have an optimum height of 4 storeys to offer a comfortable townscape transition from higher to lower along Marionville Road. It seems generally accepted that to the north, abutting Lochend Park, this site should not relate so closely to the butterfly sites as to replicate their heights, but nevertheless a development height greater than that to the Marionville Road frontage should be appropriate.
- 3.3.3 Recognised key views from Lochend Park across to Holyrood Park and Arthur's Seat should not be obstructed.
- 3.3.4 A degree of thinning and tidying of Lochend Park woodland is likely to be acceptable around site perimeters, along the lines of works currently consented to under application 14/02089/FUL.
- 3.3.5 There are already two existing vehicular accesses to the site off Marionville Road. It is, therefore, proposed that vehicle access to the site should be readily possible, whether use is made of one or other of the existing accesses or if a new location is proposed. Existing pedestrian access to Lochend Park, immediately to the north of the site, must be maintained.
- 3.3.6 Development proposals will of course have to address new drainage infrastructure and design factors. The currently consented development for 71 Marionville Road is based on a pumped system.
- 3.3.7 Development proposals will also have to address all other planning criteria including privacy, overshadowing, amenity, parking, waste disposal, fire-fighting access, etc.

The above Planning Summary has been prepared by:

Douglas Flett Architects

43A York Place

Edinburgh

EH1 3HP

Dougie Flett T 0131 467 4436 M 077660 16175 E dougie@douglasflettarchitects.co.uk

Iain MacLeod T 0131 467 4436 M 07840 147442 E iain@douglasflettarchitects.co.uk