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Northwich Properties Limited.
Northwich Properties Limited, Regd
No 130473C
Elm Lodge, Patrick Road
Isle Of Man

Decision date: 02/02/2018

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposal to erection new high quality student accommodation with communal area on ground floor together with associated facilities, access, landscaping, cycle storage. Proposal is located on Murieston Crescent, on the site of the old Wireworks. Further application is for the adaption of internal layouts, primarily reducing room sizes to accommodate an increase in self-contained studio flats from 101 to 120.
At 27-29 Murieston Crescent Edinburgh EH11 2LN

Application No: 16/01999/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 26 April 2016, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

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

Conditions:-

1. No demolition / development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building survey, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
2. Prior to the commencement of construction works on site:

(a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, 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 remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

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 to the satisfaction of the Head of Planning.

3. Irrespective of the approved drawings, all proposed external colours and materials shall be agreed in writing by the Planning Authority prior to the commencement of construction works on site. Samples shall be made available at request of the Planning Authority.

4. Full details of the proposed cycle storage shall be agreed in writing by the Planning Authority prior to the commencement of construction works on site and such measures shall be implemented in full prior to the occupation of the student accommodation.

5. Prior to any occupation of the student accommodation, in accordance with the Robin Mackenzie Partnership 'Environmental Noise Assessment' report (Ref R-7320-CL1-TWF), dated 18 December 2015, glazing units and ventilators with a minimum insulation value of that stated in the table 8 of the above mentioned report shall be installed for the external windows on the stated floors and facades in accordance with drawing number 1165-P2(2-)016.

6. The existing vehicular access from Murieston Crescent shall be removed and the footpath reinstated to adoptable standard, in accordance with approved drawing 1165-PL(2-)002-A, prior to the occupation of the student accommodation.

Reasons:-

1. The former Masonic Hall is of local architectural and historic value; as such a formal record of the building should be established prior to demolition.

2. Given the industrial nature of the sites former use, the above survey is required in order to ensure that appropriate levels of amenity for occupants is provided.

3. To ensure that the proposed finishing's are in keeping with adjacent properties and the surrounding area.

4. To ensure that proposed cycle storage is appropriately designed and available for occupants when required.

5. To ensure that noise levels from the adjacent Western Approach Road and railway are mitigated to an appropriate level for occupants of the student accommodation.
6. To ensure that the footpath is reinstated to an appropriate standard for the benefit of pedestrians.

Informatives:-

It should be noted that:

1. The development 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. The applicant is encouraged to prepare a travel management plan and make provision for public transport season tickets to promote sustainable modes of transport.
5. A legal agreement has been concluded in respect of this application and is available to view on the Council website.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-03, 04A, 05--06, 07A, 10, 12, 14, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed variation would not result in an excessive concentration of student accommodation in the locality and appropriate levels of amenity would be retained. The proposal accords with development plan policy and non-statutory guidance. There are no material considerations which outweigh this conclusion.

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

Should you have a specific enquiry regarding this decision please contact Andrew Marshall directly on 0131 529 3594.

D R Leslie

David R. Leslie
Chief Planning Officer

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.