



Case reference	NA-EDB-052
Application details	Erection of student accommodation
Site address	224-234 Mayfield Road and 14-15 Braefoot Road, Edinburgh
Applicant	Lanark Student Living Ltd
Determining Authority	
Local Authority Area	
Reason(s) for notification	Category 2 (Objection by Government Agency) (SEPA)
Representations	12
Date notified to Ministers	17 September 2020 but not fully documented until 23 September 2020
Date of recommendation	08 October 2020
Decision / recommendation	Clear

### Description of Proposal and Site:

- The proposal is for the erection of student accommodation adjacent to Kings Buildings, a large campus of the University of Edinburgh. The proposed development is an updated scheme to a previously approved student development comprising 148 student beds (application reference 18/03617/FUL) which remains extant. The proposed building covers a broadly similar footprint to the consented scheme, with an increase of 60 sq. m on the previously consented building footprint. As SEPA were not consulted on that application it was not notified to Scottish Ministers.

### EIA Development:

- The proposal fits the description of being an urban development project under 10(b) of the table in Schedule 2, but is below the size threshold of 0.5ha. The site is not located within a sensitive area. No EIA is therefore required.

### Consultations and Representations:

- SEPA object to the proposal on grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy.

- The City of Edinburgh Council's (CEC) Flood Prevention Team advised that they are satisfied that the mitigation proposed is acceptable and have no objections on the grounds of flood risk.
- Following notification to Scottish Ministers, the Scottish Government's Flood Risk Management Team (FRMT) were consulted on the application. They do not consider that this proposal raises issues of a national interest which would merit Ministers calling in this planning application.

**Assessment:**

1. This planning application has been notified to Ministers because CEC are minded to grant planning permission for the proposal against the advice of SEPA, who objected to the application on flood risk grounds.
2. SEPA objected to the proposed development on the grounds that it may place buildings and persons at flood risk, contrary to Scottish Planning Policy. SEPA have concerns over the methodologies / inputs to the Flood Risk Assessment (FRA) modelling and following receipt of additional information, reiterated their objection as the 1 in 200 year plus climate change flood level has in their opinion the potential to flood the site. SEPA did note within their response that the current proposed application improves on the previously approved application given this current proposal has a higher freeboard than the extant 2018 permission.
3. The FRA submitted in support of this application finds that the primary flood risk is from pluvial (surface water) flooding, on Mayfield Road, where boundary walls and the existing bridge parapet currently constrain the flow and prevent it from entering the channel of the Braid Burn. All properties are estimated to be outwith the 1 in 200 year functional flood plain. The maximum 1 in 200 year flood levels predicted at the site are 54.94mAOD and 55.60mAOD for the 1 in 200 plus climate change flood level. The proposed finished floor level of 55.90mAOD provides a 960mm freeboard above a 1 in 200 year flood event and a 300mm freeboard above the 1 in 200 plus climate change level.
4. The applicant has noted that whilst the proposed freeboard is less than the 600mm required, the section of the building that would be affected by any pluvial flooding is restricted to the storage areas for bins/ cycles and would therefore have little impact on any of the residential units. There is also a secondary means of access and egress available to the building along the main entrance on Mayfield Road and from the rear and footpath along the south gable of the building at a level approximately 1.6m above the flood level.
5. CEC Flood Prevention Team is satisfied that the applicant has demonstrated that the proposed development complies with CEC guidance in terms of flood risk, and that appropriate drainage measures have been included in the design to address flooding issues.
6. FRMT colleagues do not consider that the proposal raises issues of a national interest.

7. Taking into account all the above information it is considered that the flooding issues raised by this development do not amount to a national issue that would merit intervention by Ministers.

#### **Decision/Recommendation**

- Clear