

City of Edinburgh Council
**Water of Leith Flood Prevention
Scheme**

**Planning Application Supporting
Statement for Access Platform at 1
Howard St, Warriston**

REP/119523-10-26

Issue | 13 December 2011

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Contents

	Page
1 Introduction	1
1.1 Scope of Planning Application	1
1.2 Planning Application Documents	1
1.3 Purpose of the Supporting Statement	1
2 Need for Modification	2
3 Consultation Process	2
3.1 Overview	2
3.2 Neighbour Notifications	2
4 Scheme Description	2
4.1 Main Scheme	2
4.2 Overview of Flood Defences at No. 1 Howard Street	2
4.3 Planning Application Text Modifications	3
4.4 Construction Arrangements	3
4.5 Environmental Protection and Enhancement	4
4.6 Access	4

Appendices

Appendix A

Planning Drawings

Appendix B

Extract from Original Planning Application 2003 & 2009 Modifications
(08/04025/FUL)

Appendix C

Land Ownership Drawing - Tanfield House

Appendix D

Land Owner Notification

1 Introduction

1.1 Scope of Planning Application

A comprehensive planning application was made in consideration of the proposed Water of Leith Flood Prevention Scheme in November 2003 ref 03/04204/CEC and in March 2009 ref 08/04025/FUL for modifications to the proposed floodwall in the garden of the property at No 2 Howard Street.

This new planning application refers to modifications to the proposed 2003 works along the left bank of the river adjacent to number 1 Howard Street in the Warriston Area.

These modifications apply to the proposed construction of flood shutters, access platform, capping beam and supporting sheet piles between chainages 8550 and 8570.

1.2 Planning Application Documents

The following documents are submitted for the proposed works at 1 Howard Street as part of the proposed Water of Leith Flood Prevention Scheme:

- Planning supporting statement
- Planning drawings (copies provided in Appendix A)
- Red line application plans
- Planning application form
- Details of owner notifications

1.3 Purpose of the Supporting Statement

The City of Edinburgh Council is progressing the design of a Flood Prevention Scheme for the Water of Leith in Edinburgh. Arup have been commissioned to undertake design, environmental assessment, planning and detailed design of the flood defence scheme.

This report is the supporting statement for a new planning application for modifications to the proposed access platform to flood shutters at number 1 Howard St. It seeks to explain the aims and objectives of these modifications and provide clarification and explanation of the proposals.

An environmental impact assessment (EIA) was previously undertaken in 2003 for the original planning application however due to the proposed modifications to the flood defences in Murrayfield South (covered under a separate planning application, referred to as Riversdale Crescent, River Corridor 08/00609/FUL – 01/02/08) and Falshaw Bridge, the environmental issues have been re-assessed and an addendum to the original environmental statement has been compiled.

2 Need for Modification

The original Flood Prevention Order (FPO) and the subsequent Planning Application in 2003 included flood shutters and necessary access platform to be constructed on the riverward side of the gable boundary wall at No.1 Howard Street. Further design of the Scheme has highlighted the need for a modification to this proposal which involves extending the platform upstream to the garden to the rear of 2 Howard Street and relocating the access ladder from Canonmills Bridge to the upstream garden end of the platform. Because this amendment was considered to be a Material Change, a new Planning Application was deemed necessary to inform the public and statutory consultees. This has been confirmed in the email of 8th December 2011 from Eileen McCormack (CEC Planning) to Gordon Barbour (Arup).

3 Consultation Process

3.1 Overview

Consultation has been undertaken four times during recent years:

- Promotion of the Flood Prevention Order in April 2003
- Planning Application of November 2003 (Planning Application Ref 03/04204/CEC)
- Modified Flood Scheme consultation in September 2005
- Confirmed Scheme (Flood Prevention Order) in March 2007

The modifications now proposed at No. 1 Howard Street do not change the principles of flood defence height and position of the flood defence on plan and, as such, no new Flood Prevention Order needs to be promoted in parallel with this Planning Application.

3.2 Neighbour Notifications

As referenced in the “Application for Planning Permission Notes for Guidance”, it is the responsibility of the Council to notify those with an interest in neighbouring land of the submission of a valid planning application.

4 Scheme Description

4.1 Main Scheme

The proposed flood prevention scheme for the whole river comprises a range of flood preventative measures, including flood defence walls, flood defence embankments and flood gates. An overview of the Scheme is provided in the main scheme planning supporting statement dated November 2003.

4.2 Overview of Flood Defences at No. 1 Howard Street

In the original November 2003 planning application it was proposed that flood defences along the left bank would consist of flood shutters to the windows below

flood defence level of No. 1 Howard Street with associated timber access platform supported on piers at 3.5m centres with detachable access ladder at Canonmills Bridge.

Further design has highlighted the need for changes to the original proposals. Access to the platform will be via a detachable ladder from the garden to the rear of 2 Howard Street with the platform extending upstream as required. The substructure will consist of a steel sheet piled wall and reinforced concrete capping beam directly below the access platform rather than the piers indicated on the original proposals. The access platform will have anti-slip decking painted brown in order to give a timber appearance. The platform is to be constructed of steel structural sections and metal safety handrails.

Details of the proposed changes can be found on the revised drawings in Appendix A.

4.3 Planning Application Text Modifications

Reference Appendix B for original Planning Application text for this section of the Scheme. A copy of previous planning drawings 69240 – C1 Rev B & C6 Rev A are also included in this appendix for reference.

Drawing 69240 – C1 revision B

(The principal changes from the modified 2009 text, Application no. 08/04025/FUL are underlined)

On the left bank looking downstream, from chainages 8490 to 8520 the existing stone wall may require remedial/strengthening works.

On the upstream side of Canonmills Bridge on the left bank, between chainages 8520 and 8550 the existing stonewall will be taken down and replaced with a new reinforced concrete flood wall with sheetpile foundations. This new wall will be constructed on the same line as the existing wall. The new wall will be finished on both sides in stone re-used from the existing wall (where possible) and will be fitted with a flush fitting, domed coping stone. The gable end of the basement property at 2 Howard Street will be strengthened internally to provide the flood defence, however it is proposed to provide flood shutters to the window openings as detailed on Planning Drawings C1 and C6. The middle window has a lower sill level than the two smaller windows at either side and it is proposed that this sill be raised to the same level as the smaller windows. A walkway to allow City of Edinburgh Council operatives to operate the flood shutters will be constructed. This walkway would be accessed from the garden to the rear of 1-2 Bridge Place via a detachable ladder access to an elevated platform.

4.4 Construction Arrangements

The November 2003 Planning Application was accompanied by an Environmental Statement (ES) which assessed the impact of the scheme on a number of receptors.

In March 2007, the Scottish Executive confirmed the Water of Leith Flood Prevention Scheme including modifications to the original 2003 proposals. The impacts of these modifications to the scheme on all receptors identified in the original Environmental Statement have been reviewed and an Environmental Statement Addendum prepared. This Addendum is intended to be read with the

original ES and should not be interpreted as a stand alone document. It includes an assessment of the affects of the construction stage on the range of environmental issues considered and mitigation measures are proposed in the assessment to minimise negative impacts of the construction works.

In addition, an Environmental Action Plan (EAP) has been developed. The EAP has evolved from Mitigation Measures set out in Table 24.2 of the Environmental Statement; it will be used to identify the requirements of the contractor to ensure minimal environmental implications of construction. These requirements will be contained in the contract for the appointed contractor. The roles and responsibilities of the contractor and the Council will also be set out in the EAP.

4.5 Environmental Protection and Enhancement

The Environmental Statement provides a detailed description and assessment of the environmental impacts of the proposed works including measures to enhance the environment where the works are proposed as well as measures to mitigate against the impacts of the proposed scheme. It addresses a wide range of environmental issues including:

- ecology
- water quality
- landscape and visual impacts
- noise
- vibration
- air quality

These issues are in accordance with the scoping opinion provided by City of Edinburgh Council by way of letter dated 21/2/2002.

The addendum to the Environmental Assessment provides an assessment of the implications of the proposed works in relation to these environmental issues in the context of planning policies as well as recognised environmental guidelines and standards.

4.6 Access

Construction access to the works will be from the car park behind No. 2 Howard St, adjacent to Tanfield House Bridge and along the riverbank.

Appendix A

Planning Drawings



KEY:
 APPLICATION BOUNDARY

PLANNING
PURPOSES
ONLY

A	12/12/11	BM	SR	GB
ISSUE				
Issue	Date	By	Chid	Appt

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Client
EDINBURGH
 THE CITY OF EDINBURGH COUNCIL
FLOODPROTECTION

Job Title
**WATER OF LEITH
 FLOOD PREVENTION SCHEME
 ACCESS PLATFORM ADJACENT TO
 No. 1 HOWARD STREET, WARRISTON**

Drawing Title
**PLANNING APPLICATION
 BOUNDARY DRAWING**

Scale at A1 A1 1:1250, A3 1:2500

Drawing Status
ISSUE

Job No 119523	Drawing No PA-027	Issue A
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