

Braidwood Bikepark Group.

FAO: Mr Angus Calder

GF1

57 East Crosscauseway

Edinburgh

EH8 9HG

Decision date: 2 February 2016

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

Create open access gravel-surfaced MTB trails (for beginners to intermediate level riders), and an asphalt-surfaced pump track within existing self-seeded amenity woodland.

At Land 25 Metres North Of Heriot Mount St Leonard's Hill Edinburgh

Application No: 15/00557/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 12 February 2015, 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 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

2. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent

3. All trees existing on site at the date of this report except those identified for felling as outlined in the submitted Tree Survey shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with the Planning Authority.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.

2. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

3. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.

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. A method statement and programme for eradication for Japanese's knotweed (*Fallopia japonica*) for the site, is provided to the satisfaction of the Head of Planning and Transport.

5. Clearance of vegetation/trees has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March - August (inclusive). Should it be necessary to clear ground during the bird nesting season the

land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.

6. A clear zone of at least 1200mm is required around the wall and railings marking the boundary of Holyrood Park in order to facilitate maintenance works. We note that the application does not propose any planting or other development in this area. We would wish to ensure that there should be no planting or development, including fixtures to the wall, within this zone in future.

7. The existing access at Heriot Mount Steps is not suitable for cyclists. We would wish the development to incorporate measures to ensure this is made clear to Bike Skills Park users from within the Skills park area.

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

Drawings 01, 02A - 05A, 06, 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 amended proposals comply with the development plan and the relevant Non-Statutory Guidance. The proposals are acceptable. 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 Eilidh Shaw directly on 0131 529 3903.



John Bury
Head of Planning & Transport
PLACE
City of Edinburgh Council

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 eplanning (<https://eplanning.scotland.gov.uk/WAM/>) 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.