

Notice of Review: Land at 5 Golf Course Road, Bonnyrigg

Determination Report

Report by Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of dwellinghouse on land at 5 Golf Course Road. Bonnyrigg.

2 Background

- 2.1 Planning application 20/00317/DPP for the erection of dwellinghouse on land at 5 Golf Course Road, Bonnyrigg was refused planning permission on 29 September 2020; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, excluding the standard advisory notes, issued on 29 September 2020 (Appendix D); and
 - A copy of the key plans/drawings (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have determined to consider a visual presentation of the site instead of undertaking a site visit because of the COVID-19 pandemic restrictions; and
 - Have determined to progress the review by written submissions.
- 4.2 The case officer's report identified that there were five consultation responses and seven representations received. As part of the review process the interested parties were notified of the review. No additional comments have been received. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 13 June 2017, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. A scheme to deal with any contamination of the site and/or previous mineral workings is submitted to and approved by the planning authority. The scheme shall contain details of proposals to deal with any contamination and/or previous mineral workings and include:
 - a) The nature, extent and types of contamination and/or previous mineral workings on the site;
 - b) Measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses

hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;

- c) The condition of the site on completion of the specified decontamination measures.

- 2. On completion of the decontamination works referred to in Condition 1 above and prior to any residential property on the site being occupied, a validation report or reports shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved scheme. None of the residential properties shall be occupied until the planning authority has approved, in writing, the submitted validation.

Reason for conditions 1 and 2: To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.

- 3. Development shall not begin until details a scheme of investigation and remediation to deal with previous mineral workings has been submitted to and approved in writing by the planning authority. The scheme shall include:
 - i. A remediation scheme to afford public safety and the stability of the proposed development from the risks posed by the coal mining legacy within the surrounding area;
 - ii. A scheme of intrusive site investigations;
 - iii. A report of findings arising from the intrusive site investigations; and
 - iv. A scheme of remedial works for approval by the Coal Authority.
- 4. On completion of any required remediation works, referred to in Condition 3, and prior to any further development on site, a validation report shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved scheme. No further development on the site shall be undertaken unless or until the planning authority have approved the required validation.

Reason for conditions 3 and 4: To ensure that any risks posed by the coal mining history of the area are identified and addressed prior to further development commencing.

- 5. Prior to development commencing the following details shall be submitted to and approved in writing by the planning authority:
 - a) Details and, if requested, samples of all proposed external materials of the dwellinghouse;
 - b) Details and, if requested, samples of the proposed hardstanding materials;

- c) Details of the size, design, position and materials of all proposed walls, fences, gates or other means of enclosure;
- d) Details of scheme to deal with surface water drainage;
- e) Details of a scheme of landscaping for the site. Details shall include a plan showing the position, number, size and species of all trees and hedging that are proposed to be planted; all trees on or adjoining the site which are to be removed and retained; and details of the means of protection of all trees that are to be retained. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;
- f) Details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts; and hedgehog-friendly fencing;
- g) Details of the provision of electric vehicle charging stations;
- h) Details of the provision of high speed fibre broadband connections for the dwellinghouse; and
- i) A scaled site plan showing existing and finished ground levels and floor levels for all buildings, driveways and garden areas in relation to a fixed datum.

Unless otherwise approved in writing by the planning authority the development shall be completed in compliance with the approved details. Thereafter, should the trees referred to in condition 5 e) be removed, die, become seriously diseased or damaged within five years of planting they shall be replaced in the following planting season by trees of similar species to those originally required.

Reason: *To safeguard the character of the conservation area.*

- 6. Any heat pump installed shall comply with MCS Product Certification Scheme Requirements or equivalent standards.

Reason: *To ensure that any heat pump complies with current standards.*

6 Recommendations

- 6.1 It is recommended that the LRB:
 - a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 18 March 2021

Report Contact: Peter Arnsdorf, Planning Manager
peter.arnsdorf@midlothian.gov.uk

Background Papers: Planning application 20/00317/DPP available for inspection online.



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Erection of dwellinghouse and associated works at Land At 5,
Golf Course Road, Bonnyrigg

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File No: 20/00317/DPP

Scale: 1:1,000

2



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100213734-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Slorach Wood Architects"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Sarah"/>	Building Name:	<input type="text" value="Slorach Wood Architects"/>
Last Name: *	<input type="text" value="Brown"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="0131 319 1260"/>	Address 1 (Street): *	<input type="text" value="The Station Masters Office"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Station Road"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="South Queensferry"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="EH30 9JP"/>
Email Address: *	<input type="text" value="sarah@swa.uk.net"/>		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="M"/>	Building Number:	<input type="text" value="5"/>
Last Name: *	<input type="text" value="Reekie"/>	Address 1 (Street): *	<input type="text" value="Golf Course Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Bonnyrigg"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH19 2EU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="sarah@swa.uk.net"/>		

Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="5 GOLF COURSE ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="BONNYRIGG"/>
Post Code:	<input type="text" value="EH19 2EU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665690"/>	Easting	<input type="text" value="330818"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwellinghouse and associated works

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We would like a review of the decision notice on the basis that we do not feel that the reasons for refusal are justified and there is a neighbouring plot which has set precedent for the ability for a house to be built in the garden of an existing house in the area.
Please refer to our 'Statement of reasons for seeking review'

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

19075 - P01 Location plan 19075 - P02 Existing plans and elevations 19075 - P03F Floor plan, site plan, elevations & sections
19075 - P04D 3D Images 19075 - Planning Statement 19075 - Mineral Risk Assessment 19075 - Statement of reasons for seeking review

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/00317/DPP

What date was the application submitted to the planning authority? *

13/05/2020

What date was the decision issued by the planning authority? *

30/09/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We would like the local review body to visit the site. The neighbour was allowed to erect a house in the garden of their property which has set a precedent. Our proposed dwelling is far more in keeping with the surrounding area and is not as visible as the neighbouring house.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

To get a full view of the site, the garden would need to be accessed via the Client's house. The Client would be happy to arrange and allow them access.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Sarah Brown

Declaration Date: 27/10/2020

Midlothian Council
Planning Department
Fairfield House
8 Lothian Street
DALKEITH
Midlothian
EH22 3AA

27 October 2020
19075 / 3.1 / CL271020-14

Dear Sirs,

5 Golf Course Road, Bonnyrigg – Online Ref: 100213734-002 / Ref: 20/00317/DPP

We would like a review of the decision notice on the basis that we do not feel that the reasons for refusal are justified and there is a neighbouring plot which has set precedent for the ability for a house to be built in the garden of an existing house in the area.

The neighbouring plot (1 Eldindean Road) was given permission and erected a house (1a Eldindean Road) in the garden of their property. This sets a precedence that it is feasible to build a house in the garden of an existing house in this area. We are proposing something a little more in keeping with the surroundings and the proposed plot is not as visible from High Street as the neighbouring plot is from Eldindean Road. We have mirrored the neighbouring plot to allow the new plot to be in keeping with the typology.

The proposed plot would not have a major impact on the existing house as the house to garden ratio for the existing house (5 Golf Course Road) would have the same % of house to garden ratio as 3a Golf Course Road.

The surface drainage would have to be further designed therefore we feel this could have been a condition on the decision notice. We should be allowed to further demonstrate that this could be drained satisfactorily with consultation of Scottish Water.

We also do not intend to impact the surrounding trees which should subsequently not impact the long-term vitality of the trees.

Yours faithfully,

Sarah Q Brown
For Slorach Wood Architects

slorach wood architects Ltd.
The Station Master's Office
Dalmeny Station
South Queensferry
EH30 9JP
Tel. 0131 319 1260

directors

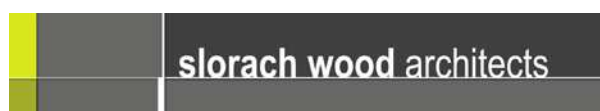
Walter Wood Dip Arch RIAS RIBA
Sarah Q Brown Dip Arch RIAS RIBA
consultant
Caroline Slorach Dip Arch RIAS RIBA



**PLANNING APPLICATION FOR A DWELLING HOUSE
TO THE REAR GARDEN OF
5 GOLF COURSE ROAD, BONNYRIGG**

ADDITIONAL INFORMATION TO SUPPORT THE PLANNING APPLICATION IN RESPECT
OF THE ABOVE PROJECT.

May 2020



GENERAL:

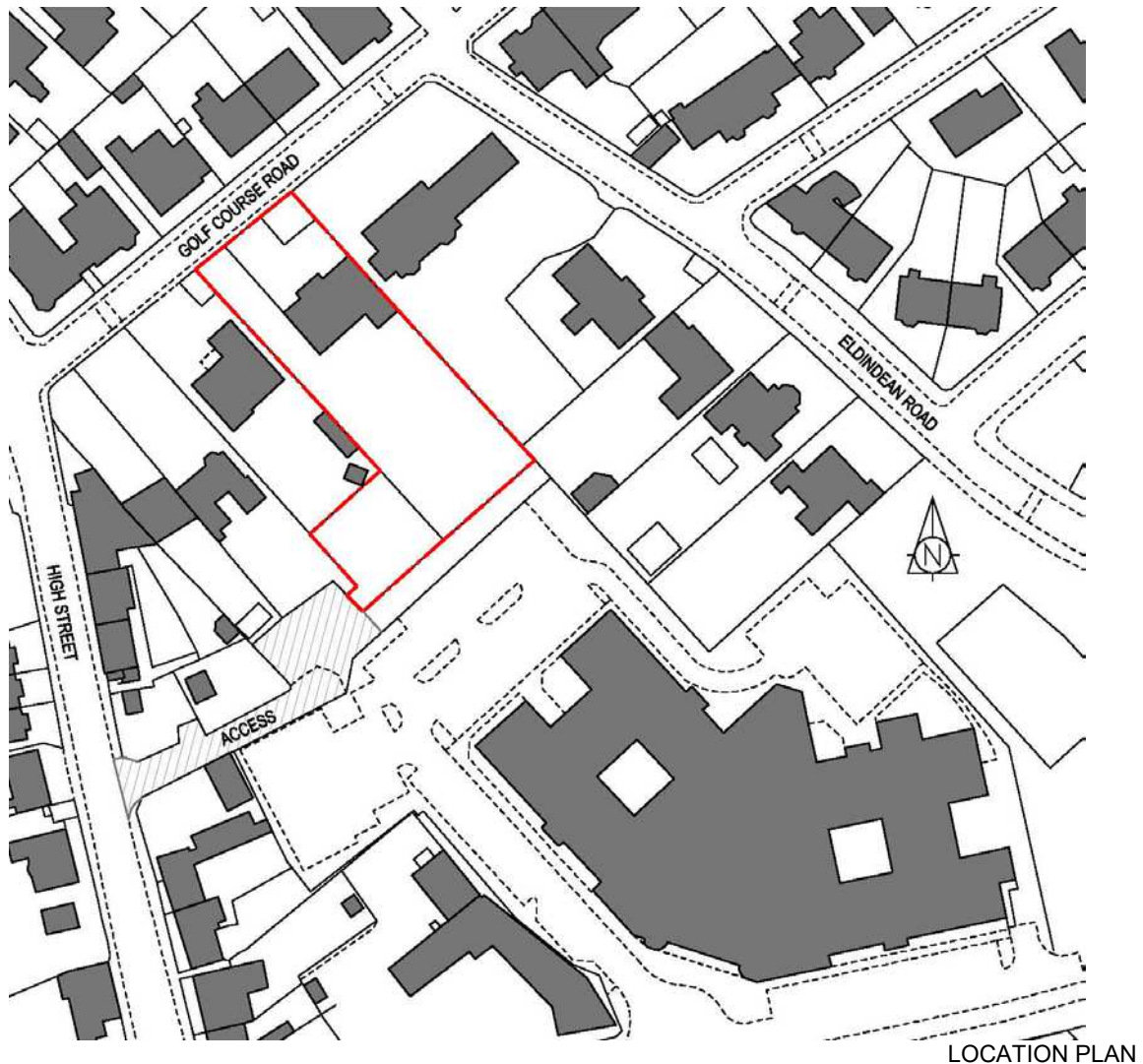
Further to our recent discussions with the Planning department, we understand the previous application number 19/01033/DPP was being considered for refusal, although we cannot understand the reasons for this recommendation. We wish to provide the following statement to clarify our thoughts on this proposal and justify the location of the house and why we feel this application should be recommended for approval in its own right.

This proposal is specifically designed for the applicants and occupiers of 5 Golf Course Road who are planning this development for their later years. We wish to make it clear that this development is not being carried out for profit and the use of high quality materials within the new build suggests that there will be a level cost between selling the existing house and the construction cost of the new house. The motivation for this development is to ensure sustainable and low cost living with little maintenance over the next 30 years and beyond.

The applicants moved from Roslin to this property in December 1987 and for the last 33 years have lived and brought up their family in this home. Both applicants have worked in Edinburgh at The University of Edinburgh and Scottish Futures Trust (a public sector company owned by Scottish Ministers). They have contributed to the local area and are heavily involved in the local church and country dancing clubs in Midlothian. Dr Reekie is Chairman of the Glencorse Association, a charitable volunteer-run leisure centre in Auchendinny, and he also teaches disadvantaged children in Dalkeith. Mrs Reekie was on the Board of the Zero-Waste project assisting Midlothian and the City of Edinburgh Councils (combined) and has worked with the Council on affordable housing projects.

The Applicants are passionate residents and wish to stay within the community in which they have lived for most of their lives. They simply see this as a stepping-stone to retain their life in the community, and by doing so, allow their existing home to become a family house again.

SITE:



MLC Policy DEV2 states:

Protecting Amenity within the Built-Up Area

Development will be permitted within existing and future built-up areas, and in particular within residential areas, unless it is likely to detract materially from the existing character or amenity of the area.

We assume that Midlothian Council's interpretation of 'Backland Development' is where a site is behind the line of the street. While our site may be behind the line of 5 Golf Course Road the proposal is neither accessed nor visible from Golf Course Road. The existing dwellings are large Victorian houses with large gardens and solely relate to Golf Course Road. The proposal solely utilises a private road which is shared for garaging by three other dwellings. This private road is accessed direct from the High Street and due to its clear visibility splays, access has not been questioned by the transportation department during the previous application.

There are examples of new developments that have already taken place in the garden grounds of neighbouring properties. A new dwelling, 1a Eldindean Road, now sits in what was once the garden of 1 Eldindean Road and is accessed directly from Eldindean Road. This example is similar to our application not only due to the scale of the house but also in its lack of relationship to Golf Course Road.

We request that the site should be considered as an infill development.

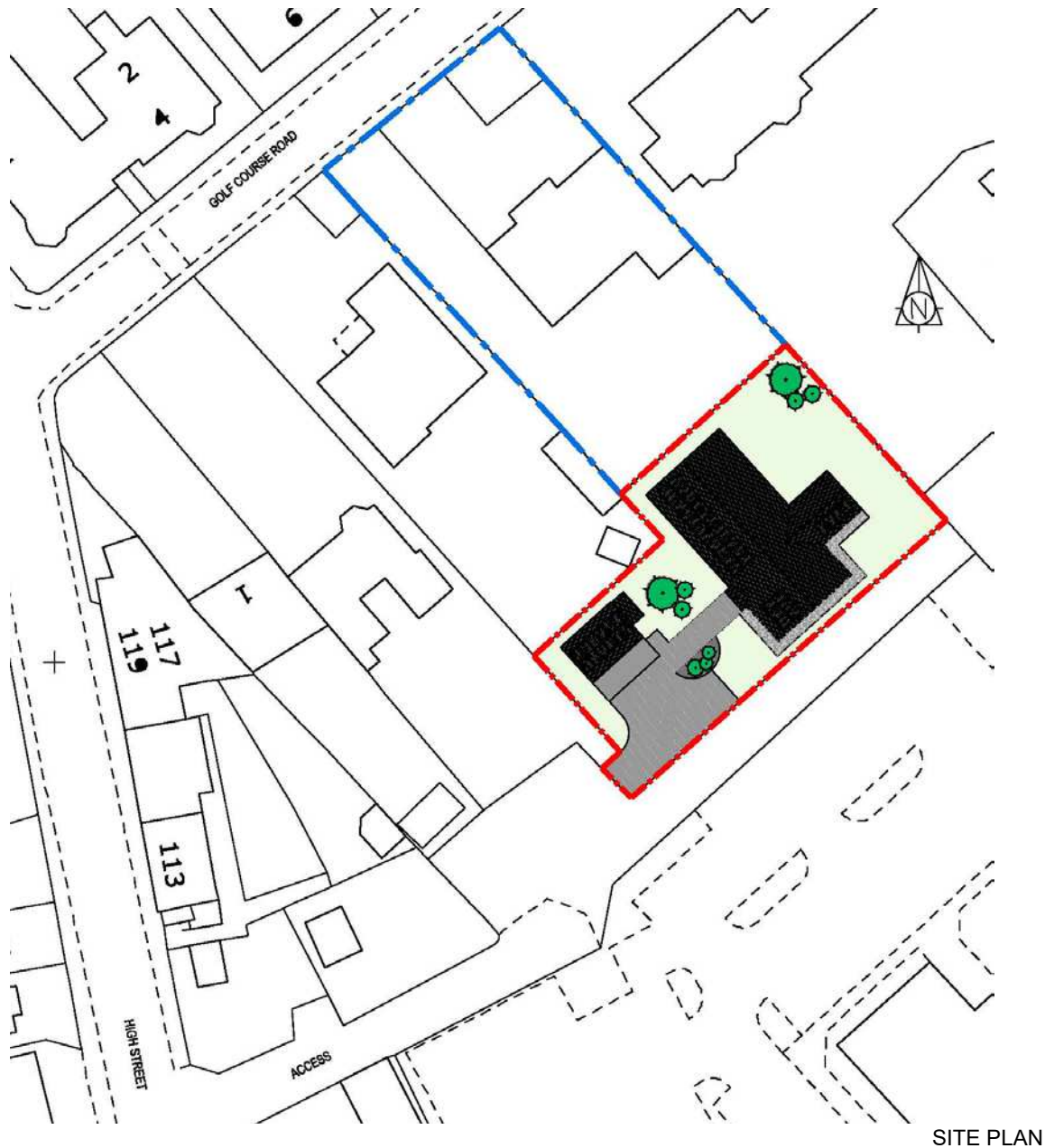
We understand Midlothian Council's interpretation of 'Infill Development' is where a site is developed within the curtilage of an existing building group. We feel this site is filling the gap in the cluster of houses to Golf Course Road, Eldindean Road and the High Street. As identified within Midlothian Council's Local Development Plan DEV2, stated above, the location of our site completes the grouping of houses in this cluster. Therefore we feel this is acceptable development for the character of the area.

As noted in with the SPG (Supplementary Planning Guidance) for 'Single Plot and Small Scale Infill Residential Development in Urban Areas', infill development can make a useful contribution to the housing land supply and add to the overall quality of the townscape. This is especially the case where a conscious effort has been made to complement the local area in terms of design, scale, building density and layout so that the new infill development appears to belong and looks as though it had been planned as part of the original area.'

This proposal takes account of the house at 1a Eldindean Road in scale and size and as a massing is similar. We are therefore complying with the SPG for 'Single Plot and Small Scale Infill Residential Development in Urban Areas' which requires that 'The scale, height and massing of new houses should reflect and be sympathetic to those around them'.

SCALE:

The sympathetic scale prevents the new dwelling from having any impact on the streetscape as the single storey is hidden from view. Due to the site's location on a private road and dense landscaping which on the main will be retained, there would be no impact of this house visually from any surrounding area and hence it would be completely concealed.



The scale of the house in relation to the garden is also more than adequate, as it exceeds the requirements outlined in the SPG for 'Single Plot and Small Scale Infill Residential Development in Urban Areas'. The optimum garden to building ratio of 70:30 is expected, whereas our ratio is 73:27, providing substantial amenity space. The large garden also means the house is over 17 metres away from the nearest neighbour, preventing any overshadowing or loss of privacy.

The site is located off a private road accessed from the High Street which is currently utilised by the rear of number 1 and 3 Golf Course Road as their means of access. The site has access onto this private road which will provide satisfactory vehicle and pedestrian access into the site which, in agreement with the SPG for 'Single Plot and Small Scale Infill Residential Development in Urban Areas', will not have 'an adverse effect on the amenity of the residents and road safety. Midlothian Council's Structure Plan also confirms it '*supports infill housing where infrastructure capacity exists*'.



SITE ENTRANCE AS EXISTING



SITE ENTRANCE AS PROPOSED

We are not proposing to establish a new road or access from a location that is not already being utilised for residential use. By providing a dwelling in this location we complete the cluster of houses in the area. As such we feel this proposal is appropriate to its setting, integrates well with its local context and built form and enhances the spatial character of the area.

DESIGN:

MLC Policy DEV5 states:

Sustainability in New Development:

The Council will expect development proposals to have regard to the following principles of sustainability:

- A. building in harmony with the site including optimising on orientation and relationships to contours, provision of shelter, and utilising natural features;*
- B. fostering and maintaining biodiversity;*
- C. treating and conserving water on site in line with best practice and guidance on sustainable urban drainage;*
- D. addressing sustainable energy in line with policies NRG3, NRG4, NRG5 and NRG6;*
- E. recycling of construction materials and minimising the use of non-renewable resources;*
- F. facilitating accessibility and adaptability;*
- G. providing for waste recycling in accordance with standards which will be set out in planning guidance on waste separation, collection and recycling requirements for new development;*
- H. incorporating high speed broadband connections and other digital technologies in line with policy IT1; and*
- I. where flood risk has been identified on a development site or where a development proposal will increase flood risk elsewhere, the layout of the site will be designed to reduce flood risk on or off site, in accordance with policy ENV9.*

Although this design need not follow all the points noted in MDC policy DEV5, we wish to state that this design has been carried out under detailed consultation with the Clients and does take account of this policy. This is a modest house made suitable for accessible living, including the site access. Its setting is low impact within the existing site, it sits on level ground, retaining most of the landscaping. It reflects the adjacent Eldindean house in scale and height, albeit with little visibility of that house. It will adhere to SUDs requirements. Environmental impact has been considered and therefore it will be heated by either ground or air source heat pumps and it will be fitted with 4kW of PV panels and 4m² of solar thermal panels. The construction will be of a higher quality than the building warrant requirements with a view to have annual heating and lighting bill of less than £250.00.



3D IMAGE



3D IMAGE

The building will use recycled material where possible, and all materials will be, where possible, from renewable resources. Storage for waste recycling will be provided all as required by Midlothian Council's planning guidance.

This house will be a valued addition to the housing stock within Midlothian.

E12064

5 Golf Course Road, Bonnyrigg Mineral Risk Assessment

1.0 Introduction

Mr & Mrs Reekie are proposing to erect a single storey residential dwelling and detached garage within garden ground to the rear of their existing dwelling at 5 Golf Course Road in the town of Bonnyrigg, Midlothian, Appendix A. The new development would be accessed via a lane to the west south-west.

Review of archive information indicated that the proposed development is located in a long-established former coal mining area with workings likely to be present at greater depth in the area and potentially economic coal seams at shallower depth. Shallow abandoned workings were known to the present on the site to the south-east.

As part of the planning process, a mineral risk assessment was requested by the local authority.

2.0 Site Setting

The development site is located in the Quarryhead area of Bonnyrigg and comprises existing garden ground which is essentially level and is grassed. Mature trees and heavily overgrown strip of ground fringe the southern boundary of the site adjacent to a stone wall. A shed structure is present on the south-western corner of the development plot. Land to the north, west and east is occupied by garden around associated with residential development. A health centre and car park area located to the south at lower elevation. Some small commercial units, accessed from High Street, are present further to the south-west of the site.

The site has remained undeveloped, forming part of an area of garden ground since the establishment of No 5 Golf Course Road during the late 19th Century. Land in the general area was in residential use from the mid-19th Century. A railway line in a cutting and a railway station, Broomieknowe were present from the late 19th Century around 100m to the south of the site whilst a telephone exchange was present south 50m to the east from the early half of the 20th Century. The railway line was dismantled during the 1960's with area to the south containing some small buildings which may have been in commercial usage. The railway cutting was infilled during the late 1990's or early 2000's prior to the development of the site to the south as Bonnyrigg Health Centre and associated areas of car parking.



Access lane leading towards development plot



Rear of plot from the health centre car park.

Significant made ground is not expected to be present within the site boundary. The site is located in an area referred to as Quarryhead and it is possible that some quarrying activity and infilling has occurred in the vicinity of the site. The natural drift deposits underlying the site are expected to consist of Devensian glacial till (boulder clay) with glaciofluvial sands and gravels in the area to the north-west. Review of borehole information in the area indicates drift thickness is not significant with rockhead expected to be present at depths of less than 5.0m.

3.0 Mineral Assessment

Solid strata underlying the drift deposits are anticipated to belong to the Carboniferous age Lower Coal Measures, which comprise a repeating sequence of sandstones, siltstones, mudstones and seatrocks, with seams of coal and ironstone some of which are of former economic importance.

The strata in this area have been folded into a large synclinal structure with its axis running north-east to south-west at Eskbank, further to the east of the site.

Strata therefore are expected to dip towards the east at angles of around 10° or less. Strata in the wider area have been disrupted by localised minor faulting although no evidence of faulting is noted within the site boundary.

A number of potentially economic coal seams are expected to underlie the health centre site immediately to the south-east with the lowest of these, the Jewel Coal of Whitehill, expected to outcrop at rockhead close to the south-eastern edge of the site although, with the dip of the strata this seam would not be expected to underlie the development site itself. The outcrop of this seam and the associated Whitehill Coals is reasonably well defined in this area as they were formerly visible within the old railway cutting to the south. The BGS recorded general sequence of coal seams in the area is shown in Table 1.

A further sequence of coals, the Melville Coals are present below the Jewel Coal, these are generally poorly developed in this area and are unlikely to be worked, particularly given the presence of thicker coal seams in close proximity which would have been more attractive in terms of their yields. The Melville Coals thicknesses, as noted in Table 1, are taken from a borehole located in the Melville area around one kilometre to the north-east of the site.

Notwithstanding the foregoing rockhead is present at shallow depth and there is the potential that highly localised unrecorded working may have occurred in the past, particularly if quarrying was undertaken within the wider area.

Table 1: Stratigraphic Sequence of Mineral Seams Beneath the Site

Seam	Recorded Thickness from BGS stratigraphic section & BGS Borehole	Approximate Depth Below Previous seam based upon BGS stratigraphic section
Whitehill Great	0.48m-1.93m	-
Whitehill Rough	0.76m	17.10m
Whitehill Splint	0.91m-1.83m	6.50m
Parrot Rough	0.84m	3.50m
Jewel Coal of Whitehill	0.76m-1.52m	5.00m
Coal	0.25m	12.60m
Coal	0.71m	5.01m
Coal	0.25m	3.20m
Coal	1.07m	2.13m
Coal	0.20m	4.27m

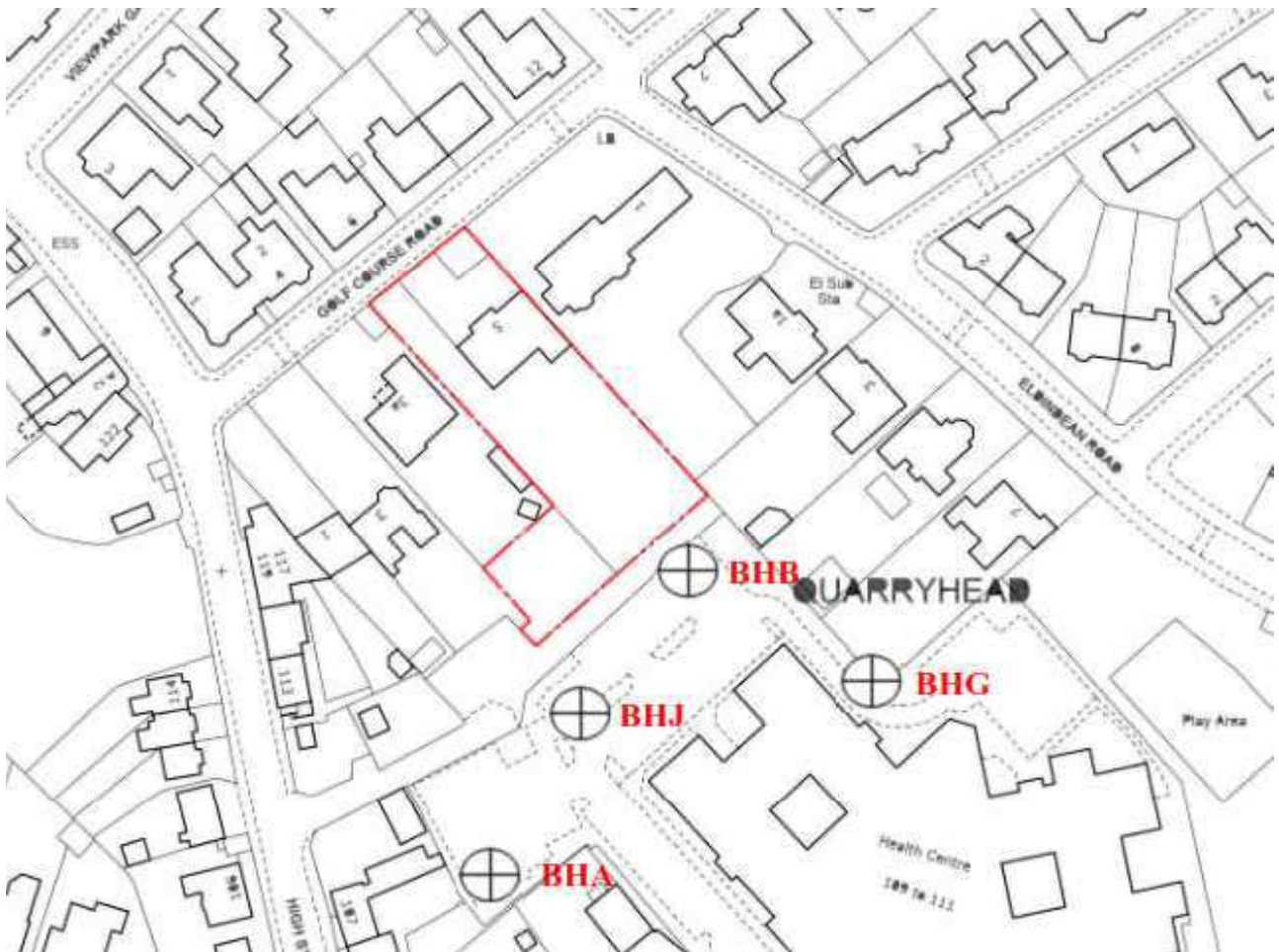
A Coal Authority Mining Report was obtained for the site, Appendix B, and is summarised below.

- *"The property is in a surface area that could be affected by underground mining in 3 seams of coal at 480m to 750m depth, and last worked in 1985".*
- *"In addition, the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some point in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity".*
- *"There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property." Based upon the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on the Authority records."*
- *"The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining."*
- *"The property is not in an area likely to be affected from any planned future underground coal mining".*
- *"No notices have been given, under Section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence".*
- *"The property is not within the boundary of an opencast site from which coal has been removed by opencast methods."*
- *"The Coal Authority has no record of a mine gas emission requiring action."*

The Coal Authority has therefore confirmed that they have no records of shallow underground workings beneath the site. However, seams are known to be present at shallow depth beneath the site that may have been subject to unrecorded extraction.

Prior to the erection of the health centre building located to the south-east of the site a series of boreholes were advanced by Soil Mechanics in 2002 to assess the depth to and condition of the mineral seams beneath the site, in particular, the Whitehill Group of coals.

A number of these boreholes did identify the presence of shallow mineral workings, conjectured to be within the Jewel Coal, it is presumed that any workings were consolidated prior to the erection of this building and formation of associated infrastructure. Of the mineral boreholes that were drilled, three (BHA, BHB and BHJ), were located close the site currently under consideration for development. The approximate locations of the boreholes are shown below along with BHG within which workings were encountered. It is conjectured that the outcrop of the Jewel Coal lies somewhere between BHB and BHG with the coal seam crop orientated north north-east to south south-west.



Approximate Locations of Boreholes Drilled in 2002.

The findings in these boreholes, Appendix C, are summarised in Table 2.

Table 2: Mineral seams encountered during investigation.

BH No.	Rockhead Depth (m.begl)	Summary		BH Base Depth (m.begl)
		Findings	Depth (thickness)	
BHA	2.60	Coal (Melvilles)	18.00m (0.40m)	27.00
		Coal (Melvilles)	23.10m (0.50m)	
BHB	4.60	Coal (Melvilles)	21.55m (0.25m)	25.30
BHJ	7.00	Coal (Melvilles)	7.15 (0.15m)	27.00
BHG	2.30	Coal (Parrot?)	2.70m (0.80m)	18.00
		Void (Jewel?)	6.30m (1.05m)	

m.begl – metres below existing ground level.

The boreholes BHA and BHJ encountered made ground directly overlying rockhead, indicating that some previous quarrying is likely to have occurred relatively close to the site.

It is apparent that the boreholes located closest to the site did not encounter any workings or coal seams of potentially economic thickness. Given the dip of the strata, the seams that were encountered in boreholes, BHA, BHB and BHJ, on the health centre site would be present at shallower depth below the proposed development area.

It is generally considered that risk to surface development from shallow open/partial extraction mine workings arises principally from collapse of the roof of the workings between supports or as a result of the failure of these supports themselves. Other modes of collapse can occur but are relatively uncommon.

In any event, they cannot be evaluated without detailed information on the spacing and sizes of the pillars (stoops) which is only available where old abandoned mine plans exist, and even then, such evaluation cannot be relied upon as stoops were often removed.

Progressive roof failure causes the mine void to migrate towards the surface and the hazard results from collapse of the ground surface into the void. Commonly such collapse features are identified as shallow depressions at ground surface called sittings.

It is common practice to allow for a safe ratio of rock cover thickness to worked seam thickness of 10:1. Therefore where ratios are less than this there is considered to be the potential for voids caused by any belated collapse/settlement of mineworkings to be able to migrate to ground surface. Therefore a 1.0m thick seam would require a minimum of 10m of rock cover if it had been worked.

On the basis of the findings in the boreholes drilled to the east, the maximum thickness of coal is likely to be 0.50m. A theoretical rock cover thickness of 5.00m would therefore be necessary, however, to account for the presence of roadways within workings around 15m of rock cover is generally allowed for.

Whilst it is unlikely that such a rock thickness would be present above the coal seams beneath the site area, it is equally as unlikely that seams would have been worked given that they are thin. Notwithstanding this, some confirmation should be obtained as drift is thin and quarrying has been undertaken within the general area.

We would therefore advise that, prior to development commencing, rotary drilled boreholes should be advanced to identify the depth to, and condition of, the shallow mineral seams underlying this site. One cored and up to two open hole boreholes should be advanced beneath the footprints of the structures proposed.

The Coal Authority would be contacted in advance of intrusive investigations being undertaken with a permit applied for which will contain details of the works proposed. The results of the investigations should be provided within an interpretative report for submission to the local authority and the Coal Authority.

In the unlikely event that shallow workings are encountered these would require to be consolidated by grout injection prior to the erection of any new built development within the site boundary. Under these circumstances a completion report validating the remedial works undertaken would be forwarded to local authority and the Coal Authority.

4.0 Conclusions

A number of coal seams underlie the site shallow depth. Although boreholes on an adjacent site identified these coal seams to be unworked and generally thin, due diligence intrusive investigation to assess the mineral position should be carried out prior to the erection of any new buildings within the site boundary.

If workings are absent, and similar seam thicknesses are replicated during the investigation, then there will be no requirement to undertake any further investigation or consolidation works within the site boundary and development can commence.

Although there are no recorded mineshafts on the site or within the immediate surrounding area, as with all sites located within mining areas particular attention should be paid during site works to ground variations, which may suggest the presence of unrecorded mine entries. However, the potential presence of unrecorded mine entries is unlikely at this site.

150 St John's Road, Edinburgh, EH12 8AY
Tel No 0131 334 0765
Fax No 0131 316 4540

E-Mail drme@davidrmurray.co.uk

APPENDIX A

SITE LOCATION PLAN

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Verifications and modifications to work shown in this drawing should not be carried out without written permission of Slorach Wood Architects Limited, who accept no liability whatsoever for alterations made to this drawing by any third party other than themselves. All works to comply in every respect with the current Scottish Building Standards Regulations (Scotland) Regulations 2004, as amended 2015.

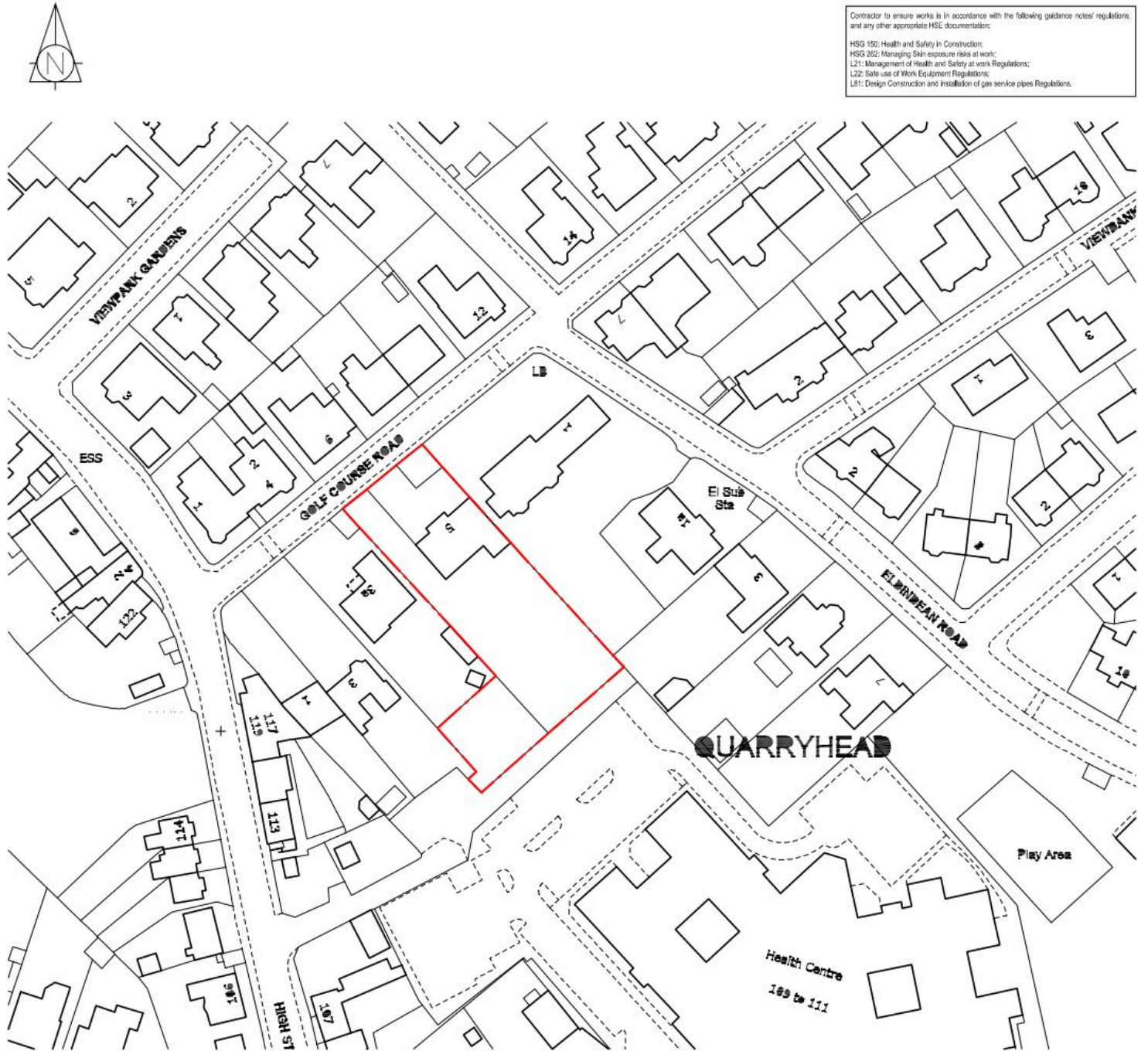
All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately. All dimensions are to the structure and exclude any plaster / plasterboard finishes.

Contractor to ensure works is in accordance with the following guidance notes/ regulations, and any other appropriate HSE documentation:

HSG 150: Health and Safety in Construction;
HSG 262: Managing Skin exposure risks at work;
L21: Management of Health and Safety at work Regulations;
L22: Safe use of Work Equipment Regulations;
L81: Design Construction and Installation of gas service pipes Regulations.



location plan [1:1250]

0 20 40 60 80 100m



SCALE 1:1250

status	PLANNING	
drawing	19075 / P01	scale 1:1250 (A4)
plotted	ref. SOB	
project	5 GOLF COURSE ROAD BONNYRIGG	
title	LOCATION PLAN	
 slorach wood architects		
contact	The Station Master's Office, Dalmeny Station, South Queensferry, EH30 9JP. Tel: 0131 319 1260 Email: info@swa.uk.net Website: www.swa.uk.net	

APPENDIX B

COAL AUTHORITY REPORT



The Coal
Authority

CON29M

coal mining report

5, GOLF COURSE ROAD, BONNYRIGG, MIDLOTHIAN, EH19 2EU



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **230192057_2|E12064**
Our reference: **51002233899001**
Date: **10 January 2020**

Client name:
**LANDMARK INFORMATION
GROUP LIMITED**

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

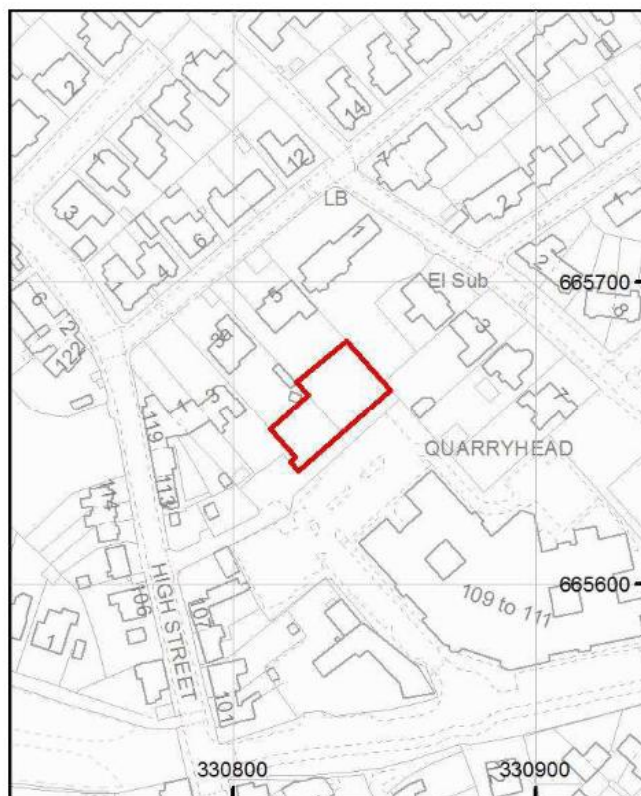
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on **0345 762 6848** or email communications@coal.gov.uk.

Your reference: **230192057_2|E12064**
Our reference: **51002233899001**
Date: **10 January 2020**

Client name:
**LANDMARK INFORMATION
GROUP LIMITED**

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.



Site investigations

The following site investigation(s) took place in the location area:

A site investigation was carried out in January 2004 by Groundshire Ltd, Hill House Farm, The Green, Washington as, specified by and under the supervision of DLM Mining Consultants Ltd, 47 Martin Brae, Livingston, West Lothian. As instructed by Bielski Associates on behalf of Miller Construction..

Additional information regarding these investigations may be available from the company or companies listed above.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 3 seams of coal at 480m to 750m depth, and last worked in 1985.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

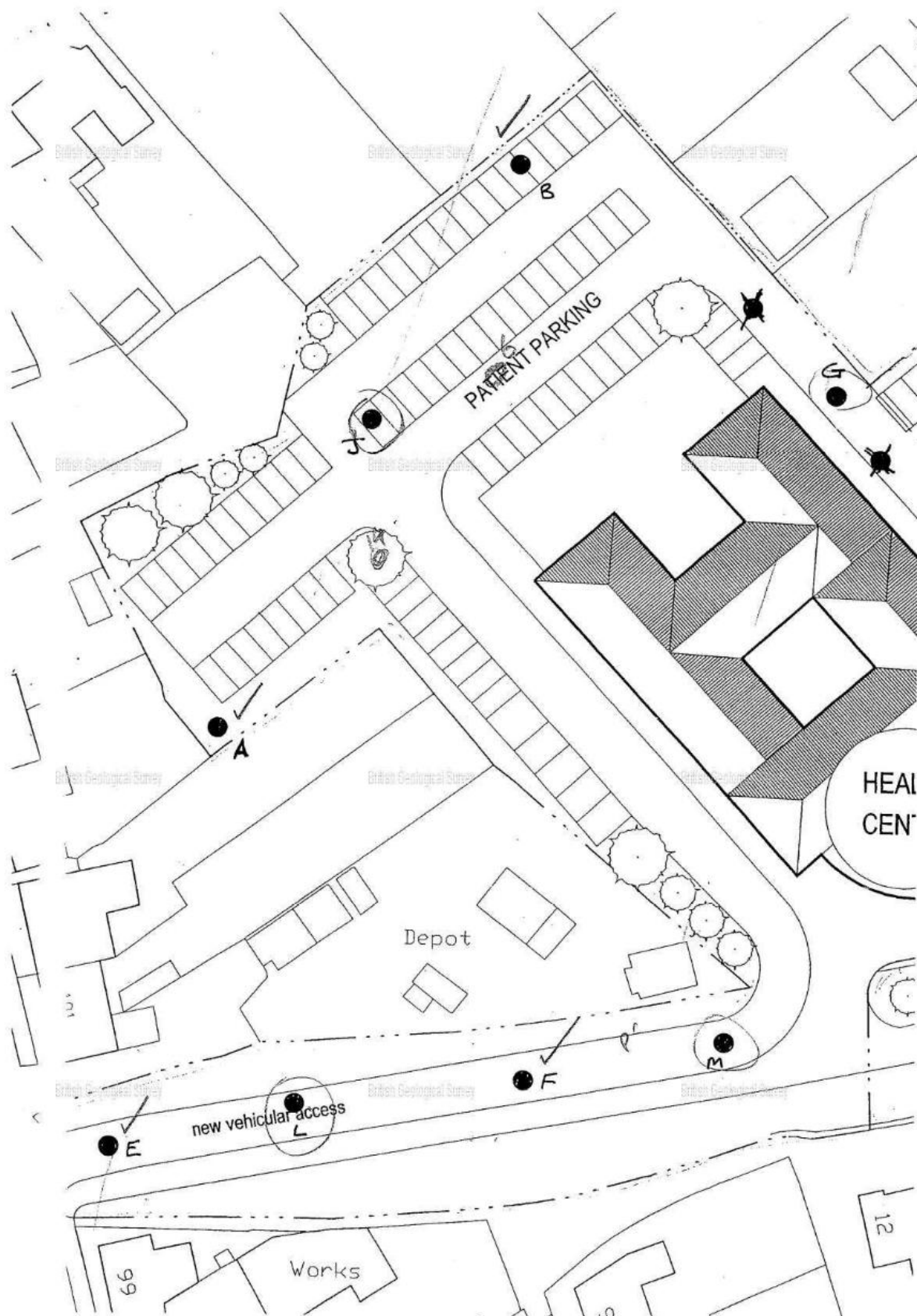
subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

APPENDIX C

BOREHOLE LOCATION PLAN & AVAILABLE RECORDS



NICHOLSON (SITE INVESTIGATION) LIMITED, BATHGATE ROAD, ARMADALE

I. 70 12845219

1200

- 12 20

1300

NICHOLSON

Borehole No. 4

Sheet 2 of 3

Equipment & Methods

Location No.

Location

BONNYRIGG

Carried out for

Ground Level

Coordinates

Date

Description	Reduced Level	Legend	Depth & Thickness	Samples/Tests			Field Records
				Depth	Type	No	
<i>Mudstone, weak grey SEAT MUDSTONE, rust stained at top, broken</i>				9 00			
				to	as above		
				12 00			
<i>Mudstone, weak grey SEAT MUDSTONE, rust stained at top, broken</i>				12 00	280	125	150
				13 00	300		
<i>Mudstone, strong & strong irregular cross & ripple laminated, pale grey & brownish grey, fine grained SANDSTONE, hard, silty laminae</i>				to			
				15 00			
				15 00	300	170	215
				16 40	300		
<i>Mudstone, poorly bedded, grey brownish grey, SILTY MUDSTONE, hard, roots</i>				to			
				18 00			
<i>Weak, dark grey SEAT MUDSTONE, hard, coaly stains at base</i>				18 00			
<i>COAL, hard, bright with dull, fusiform & muddy laminae; broken recovery</i>				18 40	18 00	250	165
<i>Mudstone, cross bedded pale grey fine grained SANDSTONE, hard; becoming grey from 20 20.</i>				19	to	300	260
				21 00			

Remarks

Logged by

Scale

Fig.

Equipment & Methods		Location No.		Location		Ground Level		Coordinates		Date	
				BONNY RIGG							
Carried out for											
Description		Reduced Level	Legend	Depth & (Thickness)	Samples/Tests			Field Records			
					Depth	Sample Type	No	Test			
Mudstone, poorly bedded brownish grey SLTSTONE. Fair; irregular sandy bands & laminae bedded highly disturbed in places by roots.				21 00							
				22	21 00 to 24 00	300	180	200			
				23 10							
COAL, fair, bright with dull, furrowed laminae 100% intertongued dip 8°				23 60							
Mudstone, poorly to fairly well bedded grey SLTSTONE, fair, irregular sandy bands & laminae, roots				24	24 00 to 27 00	300	260	290			
				25							
				26							
Strong, cross bedded, off-white medium to coarse grained SANDSTONE, fair				26 50							
				27 00							
TD 27.00											
Remarks											
										Logged by	
										Scale	
										Fig.	

NICHOLSON

Borehole No. 6

Sheet 1 of 3

Equipment & Methods		Location No. 191032 A					
		Location BONNYRIGG					
Carried out for		Ground Level		Coordinates		Date 24.1.0	
Description	Reduced Level	Legend	Depth & (Thickness)	Samples/Tests			Field Records
				Depth	Sample Type	No	
CLAY & BONNERS			1				
			2				
			3				
			4				
			4.60				
SILTSTONE			5				
			5.50				
<i>Med strong - strong, cross bedded offishite medium coarse grained SANDSTONE, slightly - mod weathered, rust stained throughout a few short sharp open rust stained joints; sharp wave base</i>			6	5 50			
			7	to	300	260	270
			8 50	300			
			8 50				
			8 50				
			9	8 50	300	250	280
			10	to	300		
			11 50				
Remarks							Logged by
							Scale
							Fig.

Equipment & Methods		Location No.		Location		Ground Level		Coordinates		Date	
				BONNYRIGG							
Carried out for		Ground Level		Coordinates		Date					
Description		Reduced Level	Legend	Depth & (Thickness)	Samples/Tests			Field Records			
					Depth	Sample					
						Type	No	Test			
SANDSTONE massive a few weak friable bands		12 90 to 15 25			8 50						
		very coarse grained			to	as above					
					11 50						
					11 50						
					11 50	300	250	275			
					to	300					
					14 50						
					14 50	300	240	260			
					to	300					
					17 50						
					17 50	300	240	260			
					to	300					
					20 50						
					19 20						
Remarks		<div> <div>Logged by</div> <div>Scale</div> <div>Fig.</div> </div>									

Equipment & Methods		Location No.		Location		Ground Level		Coordinates		Date	
				BONNYRIGG							
Carried out for											
Description	Reduced Level	Legend	Depth & (Thickness)	Samples/Tests			Field Records				
				Depth	Sample Type	Test					
Medial & mudstone, gr v brownish grey, SEAT MUDSTONE, silty in places; furl; spherosiderite			21	20 50	180	30	105				
			21 40	to	180						
Weak, dark grey SEAT MUDSTONE furl; coaly laminae			21 55								
			21 75		100	14	58				
CORAL furl, bright with dull laminar dip approx 5°			22	22 30							
Strong, brown fine grained SANDSTONE, furl, rooty marking broken & jointed, sharp base			22 10	22 30							
			22 35	to	300	140	200				
Weak, dark grey, fairly well bedded MUDSTONE, furl, coaly laminae broken			24 10	25 30							
Medial & weak, poorly bedded brownish grey MUDSTONE, furl, rooty; silty to base			25								
Strong, mudstone brown, fine v medium grained SANDSTONE, furl; rooty, silty to base partly			25 30								
TD 25 30											
Remarks				Logged by							
				Scale							
				Fig.							

Location No. 191032A				Soil Mechanics DRILLING JOURNAL				Borehole No. 5			
Site. Bennyrigg								Sheet No. 1			
Rig. T30				J.M. No.				Day Mon			
Pumps Air-Cont				J.M. Nos				Date. 28.1.02			
Start of Shift	Time	Hole Depth		Casing Depth			Depth to Water	13.70			
		Hole Size		Casing Size			Time				
Core Size	From (m)	To (m)	Recovery (m)	Brief Description of Strata				Depth of Stratum Change	Water Returns Colour/%	Coring time (min.)	
	CL	7.15		Rubble Fill & Clay							
	7.15	7.30		Coal							
	7.30	14.10		SANDSTONE					YELLOW		
	14.10	17.40		SANDSTONE					GREYISH WHITE		
	17.40	27		SANDSTONE					YELLOW		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> BH WET 13.70 </div>											
CASING DRILLED						PACKER TESTS					
From (m)	To (m)	Size	Hole Depth (m)	Penetration Time	From (m)	To (m)	Size	Remarks			
CL	7.15	P.D.									
DIAMOND TOOLS		Size	Type		Tool No.		Shift Meterage	Cumulative Meterage			
Corebit											
Reaming Shell											
Casing Shoe											
End of Shift	Time	Hole Depth		Casing Depth			Depth to Water	13.70			
		Hole Size		Casing Size			Time				
REMARKS. Brief Work Details Hand-Dig inspection for CL - 1.20 In - Situ Testing. groom up BH. CL - 27m										Foreman's Signature	

Location No.		Soil Mechanics DRILLING JOURNAL				Borehole No.		
Site.						Sheet No.		
Rig.		J.M. No.				Day		
Pumps		J.M. Nos				Date		
Start of Shift	Time	Hole Depth	Casing Depth		Depth to Water	Time		
		Hole Size	Casing Size					
Core Size	From (m)	To (m)	Recovery (m)	Brief Description of Strata		Depth of Stratum Change	Water Returns Colour/%	Coring time (min.)
	9.4	2.30		Clay				
	2.30	2.70		SILTSTONE				
	2.70	3.50		COAL				
	3.50	3.80		Mudstone				
	3.80	6.30		SANDSTONE				
	6.30	7.35		VOID { Rod Drop + Air Loss }				
	7.35	18		SANDSTONE + SILTSTONE BANDS				
CASING DRILLED				PACKER TESTS				
From (m)	To (m)	Size	Hole Depth (m)	Penetration Time	From (m)	To (m)	Size	Remarks
DIAMOND TOOLS		Size	Type	Tool No.	Shift Meterage	Cumulative Meterage		
Corebit								
Reaming Shell								
Casing Shoe								
End of Shift	Time	Hole Depth	Casing Depth		Depth to Water			
		Hole Size	Casing Size		Time			
REMARKS.								Foreman's Signature
Brief Work Details In - Situ Testing.								

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Case Officer: Graeme King **Site Visit Date:** 01/06/2020

Planning Application Reference: 20/00317/DPP

Site Address: Land at 5 Golf Course Road, Bonnyrigg

Site Description: The house at 5 Golf Course Road is a large 2 storey detached dwellinghouse dating from the early 19th Century. The rear elevation of the house faces towards Golf Course Road and the principal elevation faces South Eastwards towards a 39m long garden. The garden is L-shaped and includes a 16m by 16m area of garden that is situated to the rear of the garden of the house at 3A Golf Course Road; this area of the garden was at one point associated with no. 3A.

Golf Course Road is a predominantly residential street. The North Western edge of No.5's curtilage faces into Golf Road. To the North East of the curtilage is a detached house (a category B listed building) with garden. To the South East there is a wooded strip that sits on raised ground above the car park of Bonnyrigg Medical Centre. To the South West the site bounds onto the gardens of 3A and 3 Golf Course Road. At the Southern corner of the site a 4m long section of the South West boundary bounds onto a communal access area that provides vehicular access to the rear of the properties at 1 and 3 Golf Course Road; the access area exits onto Bonnyrigg High Street via an unsurfaced lane.

Proposed Development: Erection of dwellinghouse and associated works

Proposed Development Details: A single storey 3 bed dwellinghouse is proposed for the Southern portion of no. 5's garden. The remaining garden length for no. 5 will be reduced to 16m in length. Access for the proposed house is via the shared access lane. The proposed house is 19.1m wide and 14.6m deep. The eaves height is 3.05m and the ridge height is 5.75m. The house will be oriented with a side elevation facing towards the principal elevation of no. 5 and the front elevation of the house facing South Westwards towards the shared access lane.

A single storey detached double garage will be erected to the South West of the house. No details for the finish materials of the house or garage other than reference in the planning statement to the materials being "recycled material where possible". The elevation drawings and visualisation images suggest that the front elevations of the house and garage will be finished with stone and remaining elevations will be white render; the roof appears to be slate.

Background (Previous Applications, Supporting Documents, Development Briefs): 0126/92 – Outline planning consent for the erection of one dwellinghouse at Whitehill Villa, Eldindean Road, Bonnyrigg. Consent with conditions

670/93 – Proposed erection of dwellinghouse and integral garage at Whitehill Villa, Eldindean Road, Bonnyrigg. Consent with conditions

04/00408/FUL - Erection of conservatory at 5 Golf Course Road, Bonnyrigg. Consent with conditions

19/01033/DPP - Erection of dwellinghouse and associated works at land at 5 Golf Course Road, Bonnyrigg. Withdrawn

Consultations: Bonnyrigg and Lasswade Community Council objects to the application. The grounds for objection are as follows:

- This stretch of Golf Course Road has a local character that is important to maintain. The houses here must be seen in the context of the rest of Broomieknowe and should be part of that Conservation area. Traditional Georgian and Victorian houses with large gardens with mature trees is a character worth preserving. Without the larger gardens the trees are lost. This plan is an overdevelopment and it leaves 5 Golf Course Road without its historic setting, its large garden.
- This is no infill site but a pocket put together by using the lower parts of the original gardens of numbers 3 and 5 Golf Course Road. There is no street frontage or meaningful outdoor space except a couple of car parking spaces. Egg Farm Lane will not accommodate visitor parking or even larger delivery vehicles. Construction traffic access would be difficult over the common land.
- The remaining large maple tree at the entry point to the plot is on the common ground adjacent to the Egg Farm Lane. Without its removal no vehicular access to the plot is possible. This large mature tree is a keystone specimen in its locality and should be retained. See attached photo. When the Egg Farm site was used for the development of the Health Centre, Midlothian Council found it necessary to issue a Tree Preservation Order (TPO no 2 1997) thus illustrating that it considered the trees in this part of Bonnyrigg to be important.
- On the opposite boundary of the site there is a Listed Building of significance beyond its Category B listing (Whitehill Villa, Eldindean Road) as the home of the renowned artist William McTaggart, grandfather of Sir William MacTaggart who lived at Loanhead. The setting of the listed building and the historical connection with 1 and 3 Golf Course Road (lived in by McTaggart family members) requires protection. A full understanding of the Bonnyrigg area cannot be reached if the setting of Broomieknowe which historically includes this part of Golf Course Road is undermined.

The **Coal Authority** has no objection to the proposal subject to any consent including conditions to secure intrusive site investigations and, if required, remediation works.

Scottish Water has no objection to the proposal. The water supply will be fed from Rosebery Water Treatment Works. The foul water drainage will be dealt with by the Edinburgh PFI Waste Water Treatment Works. Both have sufficient capacity at present, however it is not possible to reserve capacity for future developments.

For reasons of sustainability and to protect Scottish Water customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into the combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical and technical challenges.

In order to avoid costs and delays where a surface water discharge to the combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. The evidence will be assessed in a robust manner and any decision will reflect the best option from environmental and customer perspectives.

The Council's **Environmental Health** Manager has no objection to the principle of the proposal. Environmental Health has concerns about the potential for noise from an air source or ground source heat pump; noise conditions are proposed. Conditions are also proposed for construction hours; and to secure a scheme of investigation and, if necessary, remediation/mitigation to deal with any contaminated land issues.

The Council's **Policy and Road Safety** Manager has no objection in principle to the proposal but has concerns over the proposal for dealing with surface water run-off from the site. Further details of the soakaway design would be required and evidence would need to be provided that the area of ground proposed for the soakaway is suitable to provide adequate drainage for the proposal. Failure to provide adequate surface water drainage could result in an increased risk of flooding to nearby properties.

With regard to the vehicle access arrangements the Manager notes that access will be via a private, unadopted lane leading for the High Street. The lane currently provides access to a number of properties and appears to be functioning satisfactorily with the current traffic loading. The introduction of one additional house does not raise any major road safety issues.

Representations: The application has received 6 objections and 1 neutral representation. The grounds for objection are as follows:

- The proposed development will detract materially from the existing character and amenity of the area.
- It will have a significant adverse effect on neighbours.
- It will lead to the loss of trees.
- The site is adjacent to Broomieknowe Conservation Area and will have an adverse effect on the character and appearance of the conservation area.
- It will adversely affect the character and appearance of the neighbouring listed building (Whitehill Villa, Eldindean Road).
- It does not respect the scale, form and density of the surroundings or enhance the character and amenity of the community.
- The development will have a detrimental impact on residential neighbours due to loss of privacy, noise and overshadowing.

- The development is an over-development of the site and will result in the loss of garden space and open aspect.
- The proposed development is overbearing and out of scale with development in the surrounding area.
- The development will result in a loss of views for neighbouring properties.
- The loss of garden space will have a detrimental impact on local biodiversity.
- Construction will cause disruption to local residents and will damage the shared access road.
- Increased use of the shared access road will add to existing traffic problems.
- The house at 5 Golf Course Road was the home of the significant Scottish painter William McTaggart.
- Further information should be provided on the impact of a ground source heat pump on mineral stability within the site.
- The applicants have not sought permission from the co-owners of the access road.
- The design of the house is out of keeping with the character of the surrounding area.

Relevant Planning Policies: The relevant policies of the **2017 Midlothian Local Development Plan** are:

Policy **DEV2: Development within the Built-up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.

Policy **ENV9: Flooding** sets out guidance to ensure that flood risk is minimised. Sustainable drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition.

Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.

Policy **ENV11: Woodland Trees and Hedges** does not permit development that would lead to the direct or indirect loss of woodland which has a particular value in terms of amenity, nature conservation, recreation, landscape character or shelter.

Policy **ENV22: Listed Buildings** does not permit development which would adversely affect the character or appearance of a listed building, its setting or any feature of special architectural or historic interest.

Planning Issues: In dealing with a planning application the Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Any representations and consultation responses received are material considerations.

Principle of development

The application site is situated within the built-up area of Bonnyrigg. Policy DEV2 supports the principle of development within the built-up area subject to the details of the proposal being acceptable. The broad principle of residential development at this location is acceptable. The overall acceptability of the proposal must be determined via consideration of the detail of the proposal

Character of surrounding area

A distinctive factor that distinguishes the character of the property at 5 Golf Course Road is its orientation; the property was oriented to ensure that the principal elevations faced away from the road and instead maximised the views afforded by the elevated position. Midlothian's proximity to Edinburgh and its steeply incised river valleys with surrounding countryside made it an ideal location for wealthy Edinburgh business owners to indulge in such development in the 19th century. There are examples in many of Midlothian's towns, including Bonnyrigg where such orientation is a distinctive feature of the Broomieknowe conservation area. The house at 5 Golf Course Road and the neighbouring property at Whitehill Villa, Eldindean Road are outwith Broomieknowe conservation area but are contemporaneous to many of the houses at Broomieknowe; both houses have principal elevations facing away from the road and provide a link to a period of prestige development within Bonnyrigg.

Whilst the views of the landscape have been lessened due to surrounding development in the intervening years, the existing garden at 5 Golf Course Road provides a large area of open space that enhances the setting of the property and creates a sense of spaciousness that benefits the character of the surrounding area. The length of the garden is key to this sense of spaciousness. The importance of the garden length is clearly demonstrated by the house erected at 1A Eldindean Road, on a site that was originally part of the garden ground of Whitehill Villa. This development could be considered to have established a precedent for development of the type proposed, however it can just as easily be considered to be a clear demonstration of the impact that unsympathetic development can have on the setting of an historic building. The impact at Whitehill Villa, Eldindean Road is mitigated by the fact that the original garden was much larger than that at 5 Golf Course Road and therefore it was still possible to retain the original garden length in front of some of the principal elevation; no such mitigation would be possible at the application subjects.

The proposed development would have a detrimental impact on the character and setting of the existing property at 5 Golf Course Road which by virtue of its age, design and setting makes a significant positive contribution towards the overall character of Bonnyrigg.

Surface water drainage

The drawing submitted in support of the application indicate that surface water drainage would be dealt with via permeable paving for the parking/manoeuvring space between the house and the garage. A soakaway area is indicated, below an area of paving in front of the garage, however no supporting information has been provided on ground porosity. The Council's Policy and Road Safety Manager has

concerns over this proposal for dealing with surface water run-off from the site and the lack of adequate supporting information. Failure to provide adequate surface water drainage could result in an increased risk of flooding to nearby properties.

Loss of Trees

The trees within the wooded strip that separates the South Eastern boundary of the application site from the car park of the medical centre add to the character and visual amenity of the surrounding area. Whilst the trees are outwith the application site and the plans submitted do not provide any details of tree felling; the groundworks required to build the house and vehicular access would create significant disruption within the root protection area of the trees. If the trees survived the development period it would be likely that their lifespan would have been diminished. The character of the wooded strip has already been diminished by the felling of trees and the loss of further trees would have a significant detrimental impact on the character and landscape value of this area of Bonnyrigg.

There is a Tree Preservation Order (2 of 1997) that applies to the land where the Medical Centre is situated and includes the wooded strip. Tree Preservation Orders (TPO) broadly fall into 2 categories: those that protect individual trees identified on a plan and schedule within the TPO document; and those that protect all trees within an area of woodland identified on a plan and schedule within the TPO document. In this instance the TPO relates to 8 specific trees, of which 7 were in a line running across the centre of the plot and 1 was at the Southern edge of the plot. The 7 across the centre of the plot were felled to facilitate the construction of the medical centre; the remaining tree is a Sycamore and it may be the tree to the West of the mini-roundabout at the entrance of the medical centre car park. The TPO does not apply to the trees at the wooded strip. Notwithstanding this fact, the trees adjacent to the application site add to the amenity and landscape character of Bonnyrigg; their loss would be contrary to policy ENV11 of the Midlothian Local Development Plan.

Design and finish materials

The proposed house is of a conventional design and form; whilst lacking in individual character the design is typical of modern single storey housing and would not be out of keeping with the character of Bonnyrigg. Limited details have been provided on finish materials, were the Planning Authority minded to grant the application it would be prudent to condition the use of natural stone, wetdash render and slate to reflect the historic character of the surrounding area.

Road Safety

The existing house has vehicular access from Golf Course Road and the proposal would see this access being retained for the existing house. The area of garden ground where the house is proposed is almost entirely landlocked, however a 4m long section of the site adjoins the communal parking/access area that serves the rear of numbers 1 and 3 Golf Course Road. This is where the proposed vehicular access for the new house would be situated. The legal status of any rights of access for the new house to the communal area is a private legal matter between the parties involved and is not a material planning consideration.

The communal parking/access area measures approximately 270sqm in area and is accessed from the High Street via an unsurfaced lane measuring approximately 35m in length and width of between 4.6m and 6m. The junction with the High Street is 9.1m wide at its widest point. The lane serves the properties at Golf Course Road and 2 properties on the High Street. The existing vehicle access arrangements are sub-standard when compared to standards for modern developments, however they are long established and are functioning satisfactorily. The Council's Policy and Road Safety Manager is satisfied that the proposed access arrangements would not create road safety concerns that would merit refusal of the application.

Setting of Listed Building

The neighbouring property at Whitehill Villa, Eldindean Road is a category B listed building. It is separated from the garden of 5 Golf Course Road by a 2m high stone boundary wall of similar age to the 2 houses. The proposed house would be visible from Whitehill Villa, however it would be further away than the existing house at 1A Eldindean Road and would not be visible in any key views of the Villa. The impact on the setting of the listed building would be considerably less than that of the existing house at 1A Eldindean Road.

Amenity of proposed house and garden

Midlothian Council expects minimum separation distances of 25 m between rear elevations, 22m between front elevations and 16 m between gable and rear elevations. Whilst the Council does not have an expected separation distance between a principal elevation and a gable elevation, which would be the relationship between the house at 5 Golf Course Road and the proposed house; the relationship is analogous to that between gable and rear elevations. The proposed house would have a separation distance of 18m from the principal elevation of the house at 5 Golf Course Road; this would ensure that the proposed house would have an adequate level of privacy.

The supporting statement submitted with the application makes reference to the guidance on plot ratios contained within the "Single plot and small scale infill residential development in urban areas" SPG. Midlothian Council has not produced an SPG of this name and it would appear that the SPG referred to was adopted by West Lothian Council. Plot ratios are not an assessment widely used by Midlothian Council instead the Council relies on minimum standards for the area of private (i.e. rear) garden space. A detached house of the 3 bedrooms or more is expected to have a minimum of 130sqm of private garden space; the proposed garden layout provides 210sqm. The proposed house would have a more than adequate provision of private garden space.

Amenity of neighbouring residents

The height of the house and its separation distances from neighbouring properties would ensure that there would be no loss of sunlight or daylight that would be significant enough to warrant refusal of the application.

When assessing planning applications in existing residential gardens one of the factors considered by the Planning Authority is the permitted development rights that apply to the property. The property at 5 Golf Course Road is not situated within a conservation area and benefits from a large garden; within the existing garden it would be possible to install a ground source heat pump (without any conditions), a water source heat pump (without any conditions) or an air source heat pump (subject to conditions) without the need for a planning application. It would also be possible to build a similarly sized outbuilding to the proposed garage (although with a slightly revised roof design) without requiring planning permission. Neither a heat pump nor the garage would have a significant enough impact on the amenity of neighbouring residential properties to warrant refusal of the application.

The loss of views from the buildings and gardens at neighbouring residential properties is not a material planning consideration and would not be grounds on which to refuse an application. The scale and location of the house would ensure that it would not be overbearing when viewed from neighbouring gardens.

Biodiversity

The Council screens all planning applications against a range of biodiversity constraints such as Nature Conservation Sites, areas of Ancient Woodland and areas with recorded sitings of protected species. If the screening process identifies constraints within an application site the Council may ask an applicant to submit reports demonstrating that the constraints have been considered and, if necessary, mitigation measures prepared. Where appropriate mitigation measures will be secured via condition. The biodiversity screening process did not identify any biodiversity constraints that apply to this application site.

Other matters

The association of 5 Golf Course Road with the painters William McTaggart and his grandson Sir William Mactaggart is undoubtedly of local historical interest, however the building is not listed and there are no policies within the MLDP that would support refusal of the application on the grounds of its historical associations.

Recommendation: Refuse Planning Permission

Reasons for Refusal:

1. The proposed development will have a detrimental impact on the character and setting of the existing property at 5 Golf Course Road. By virtue of its age, design and setting this building makes a significant positive contribution towards the character of Bonnyrigg. The proposal is therefore contrary to policy DEV2 of the Midlothian Local Development Plan 2017.
2. It has not been satisfactorily demonstrated that the site can be drained of surface water in a manner that complies with Scottish Planning Policy, Scottish water guidance and the CIRIA SuDS Manual (C753). The proposal is therefore contrary to policy ENV10 of the Midlothian Local Development Plan 2017.

3. The location of the proposed development will threaten the long-term viability of trees that by virtue of their location have a landscape value that enhances the amenity of the surrounding area. The proposal is therefore contrary to policy ENV11 of the Midlothian Local Development Plan 2017.

Reg. No. 20/00317/DPP

Slorach Wood Architects
The Station Masters Office
Station Road
Dalmeny Station
South Queensferry
EH30 9JP

Midlothian Council, as Planning Authority, having considered the application by Dr and Mrs Martin Reekie, 5 Golf Course Road, Bonnyrigg, EH19 2EU, which was registered on 22 May 2020 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of dwellinghouse and associated works at Land At 5, Golf Course Road, Bonnyrigg

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	19075/P01 1:1250	22.05.2020
Site Plan	19075/P02 1:500	22.05.2020
Elevations, Floor Plan And Cross Section	19075/P03F 1:500, 1:100	22.05.2020
Illustration/Photograph	19075/P04D	22.05.2020
Planning Statement		22.05.2020
Coal Mining Risk Assessment		22.05.2020

The reasons for the Council's decision are set out below:

- 1. The proposed development will have a detrimental impact on the character and setting of the existing property at 5 Golf Course Road. By virtue of its age, design and setting the building makes a significant positive contribution towards the character of Bonnyrigg. The proposal is therefore contrary to policy DEV2 of the Midlothian Local Development Plan 2017.*
- 2. It has not been satisfactorily demonstrated that the site can be drained of surface water in a manner that complies with Scottish Planning Policy, Scottish water guidance and the CIRIA SuDS Manual (C753). The proposal is therefore contrary to policy ENV10 of the Midlothian Local Development Plan 2017.*
- 3. The location of the proposed development will threaten the long-term viability of trees that by virtue of their location have a landscape value that enhances the amenity of the surrounding area.. The proposal is therefore contrary to policy ENV11 of the Midlothian Local Development Plan 2017.*

Dated 29 / 9 / 2020



.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

PLEASE NOTE

If the applicant is aggrieved by the decision of the planning authority 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 & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Planning Manager, Planning, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at www.midlothian.gov.uk

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 reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the 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 in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

Prior to Commencement (Notice of Initiation of Development)

Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Council's web site www.midlothian.gov.uk

IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION

Making an application

Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

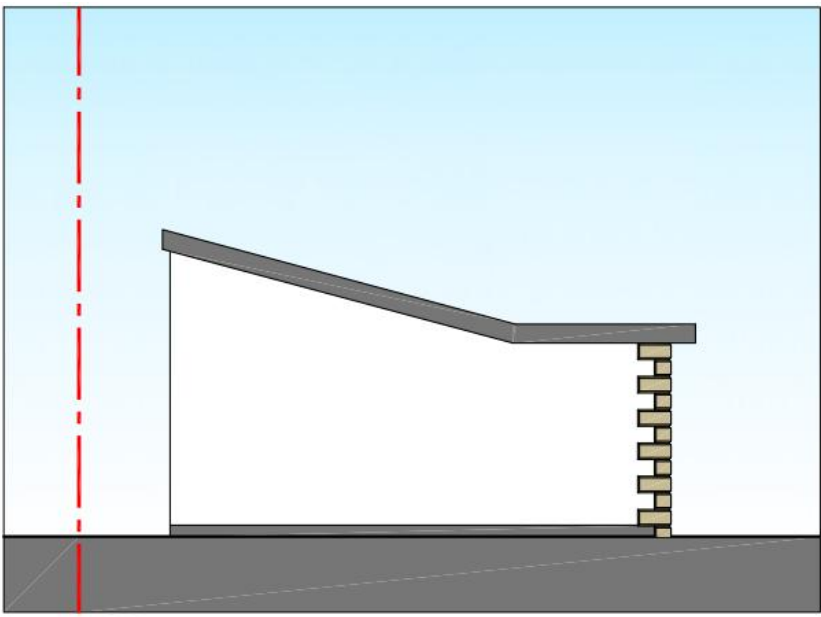
Making comment on an application

Please note that any information, consultation response, objection or supporting letters submitted in relation to a planning application, will be published on the Council's website.

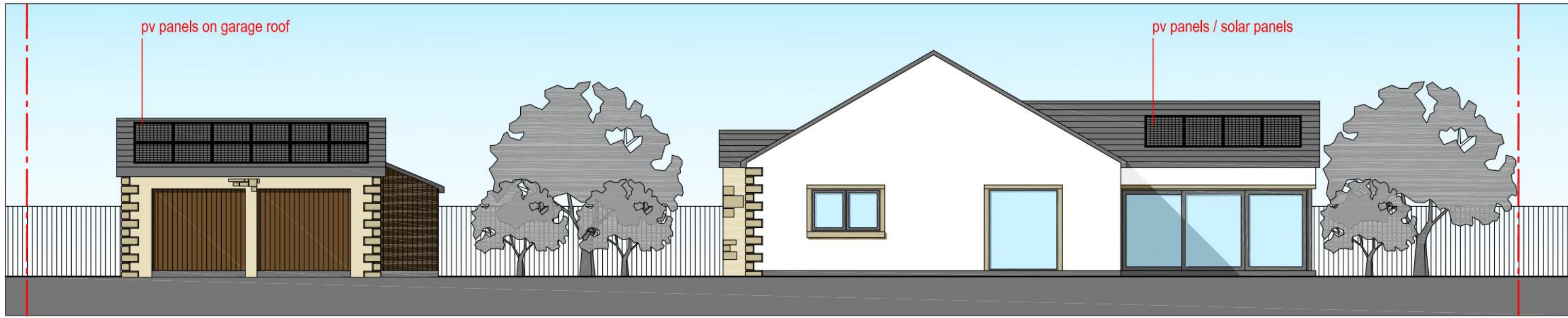
The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representors on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.



south west elevation [1:100]



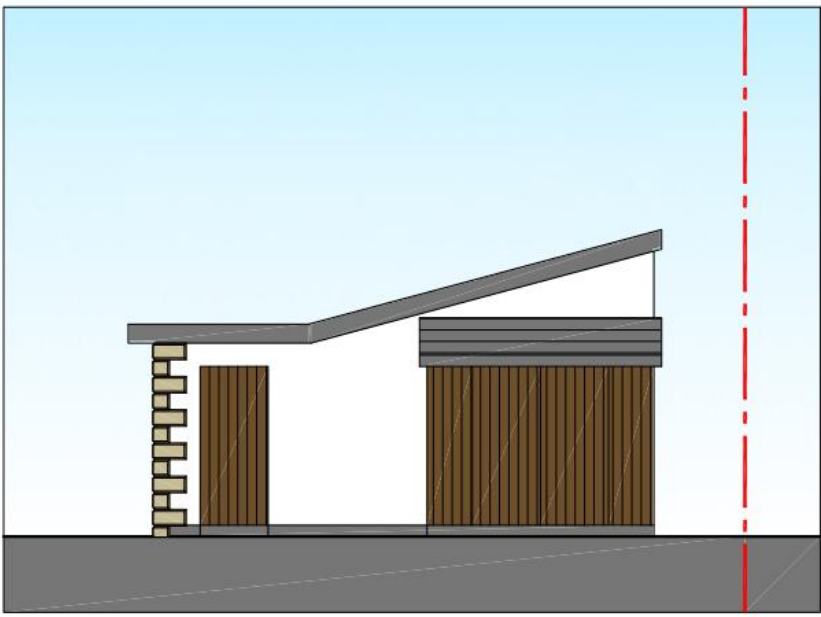
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south east elevation [1:100]



north east elevation [1:100]



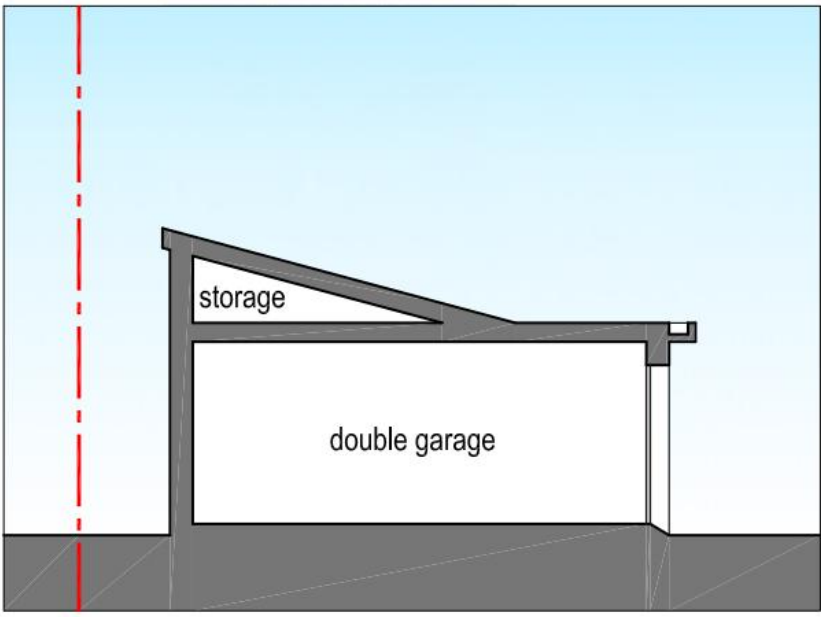
north east elevation [1:100]



north west elevation [1:100]



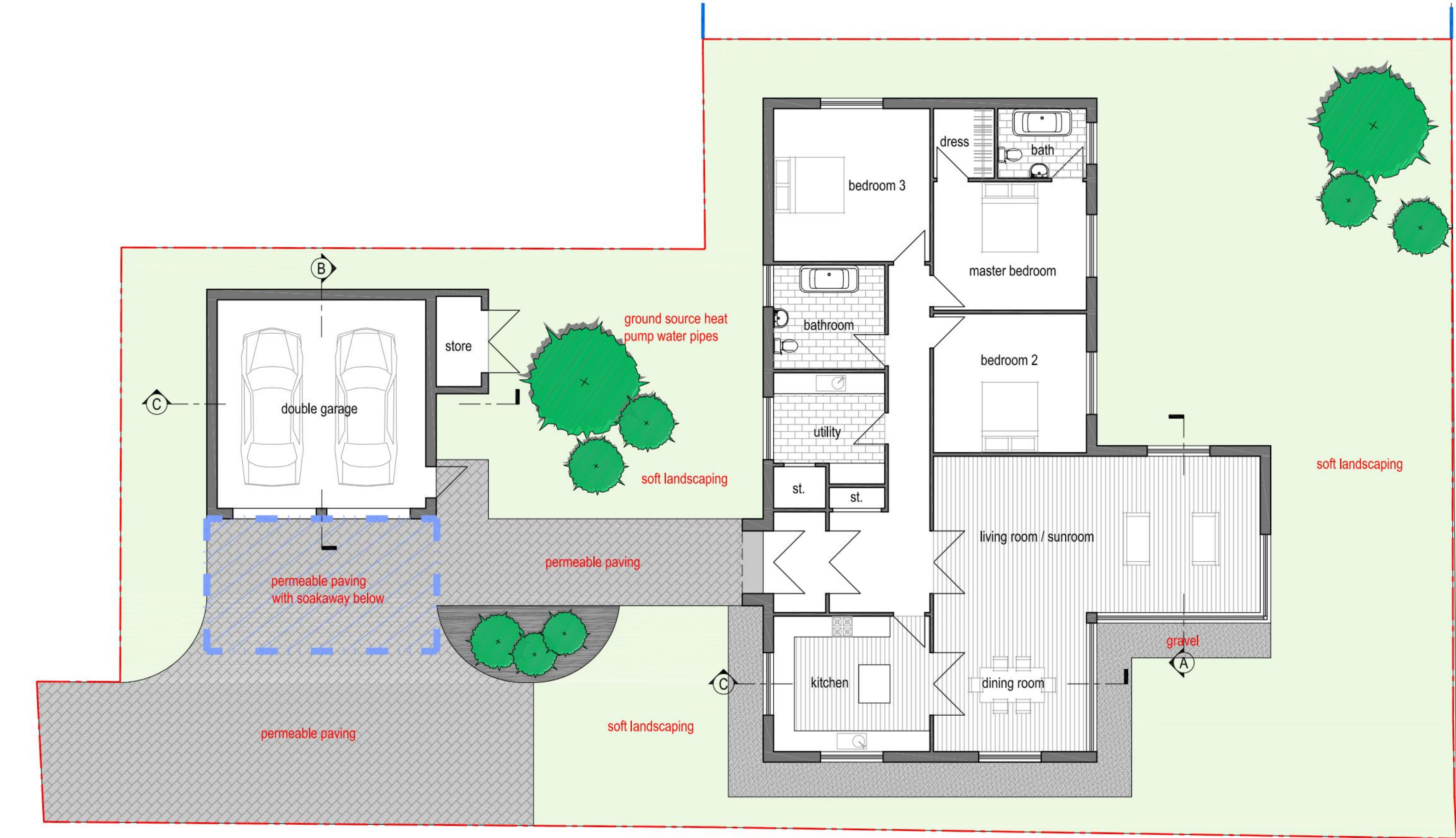
section a-a [1:100]



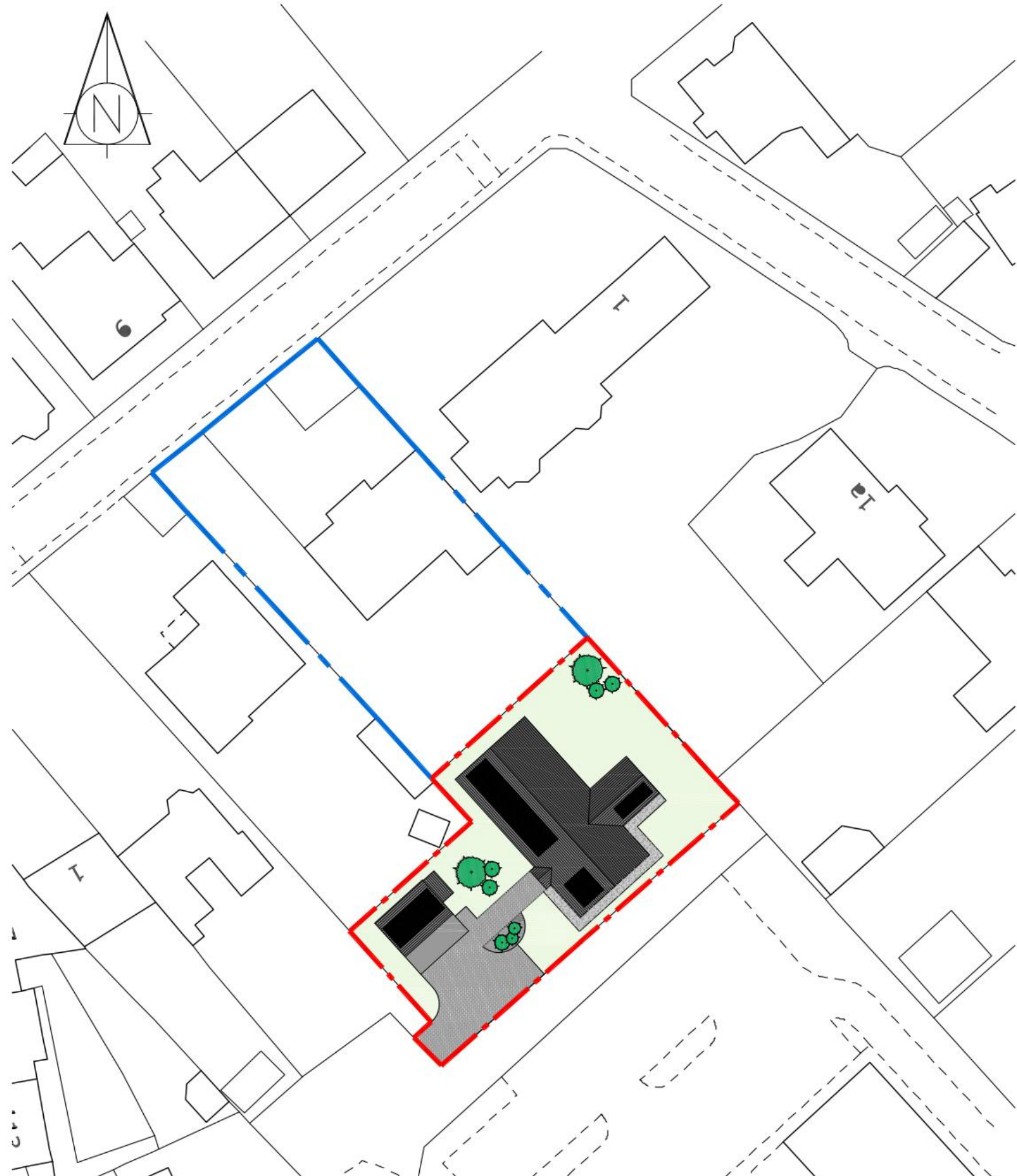
section b-b [1:100]



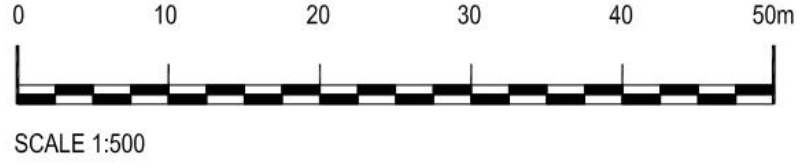
section c-c [1:100]



ground floor plan [1:100]



site plan [1:500]



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Variations and modifications to work shown in this drawing should not be carried out without written permission of Slorach Wood Architects Limited, who accept no liability whatsoever for alterations made to this drawing by any third party other than themselves. All works to comply in every respect with the current Scottish Building Standards Regulations (Scotland) Regulation 2014, as amended 2016.
All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.
The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.
Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately. All dimensions are to the structure and exclude any plaster / plasterboard finishes.

Contractor to ensure works is in accordance with the following guidance notes / regulations, and any other appropriate HSE documentation:

HSG 150: Health and Safety in Construction;
HSG 262: Managing Skin exposure risks at work;
L21: Management of Health and Safety at work Regulations;
L22: Safe use of Work Equipment Regulations;
L81: Design Construction and installation of gas service pipes Regulations.

F	GARAGE ROOF AMENDED	APR '20
E	AMENDMENTS FROM CLIENT COMMENTS DATED 14/12/19	DEC '19
D	AMENDMENTS FROM CLIENT COMMENTS DATED 13/12/19	DEC '19
C	AMENDMENTS FROM CLIENT COMMENTS DATED 13/12/19	DEC '19
B	AMENDMENTS FROM CLIENT COMMENTS DATED 12/12/19	DEC '19
A	AMENDMENTS FROM CLIENT COMMENTS DATED 08/12/19	DEC '19

status **PLANNING**

drawing	19075 / P03 F	scale	1:100 (A1)
plotted		ref.	SOB
project	5 GOLF COURSE ROAD BONNYRIGG		

title	FLOOR PLAN, SITE PLAN, ELEVATIONS AND SECTIONS		
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slorach wood architects			
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contact	The Station Master's Office, Dalmeny Station, South Queensferry, EH30 9JP. Tel: 0131 319 1260 Email: info@swa.uk.net Website: www.swa.uk.net		
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south elevation [1:100]



east elevation [1:100]



north elevation [1:100]

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All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.
The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.
Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately. All dimensions are to the structure and exclude any plaster / plasterboard finishes.

Contractor to ensure works is in accordance with the following guidance notes/ regulations, and any other appropriate HSE documentation:
HSG 150: Health and Safety in Construction;
HSG 262: Managing Skin exposure risks at work;
L21: Management of Health and Safety at work Regulations;
L22: Safe use of Work Equipment Regulations;
L81: Design Construction and installation of gas service pipes Regulations.

D	BOUNDARY TREATMENT REVISED	MAY '20
C	GARAGE ROOF AMENDED	MAY '20
B	AMENDMENTS FROM CLIENT DATED 14/12/19	DEC '19
A	AMENDMENTS FROM CLIENT DATED 08/12/19	DEC '19
status		PLANNING
drawing	19075 / P04 D	scale NTS (A3)
plotted		ref. SQB
project	5 GOLF COURSE ROAD BONNYRIGG	
title	3D IMAGES	
slorach wood architects		
contact	The Station Master's Office, Dalmeny Station, South Queensferry, EH30 9JP. Tel: 0131 319 1260 Email: info@swa.uk.net Website: www.swa.uk.net	