

**From:**Hayward, Julie  
**Sent:**1 Feb 2022 12:30:34 +0000  
**To:**'Edinburgh'  
**Subject:**21/01846/PPP: Land North Of Ivanhoe Dingleton Road Melrose  
**Attachments:**21-01846-PPP Land North Of Ivanhoe Dingleton Road Melrose 1.2.22.rtf

Good afternoon

I refer to the above planning application submitted on behalf of Rivertree Residential Ltd and I apologise for the delay in responding.

I have now had a chance to consider the application, in conjunction with the previous pre-application enquiry and planning application. The consultation responses and representations can be viewed on Public Access on the Council's planning portal.

I note that the proposal is for two dwellinghouses on this plot whereas the previous application was for one. I also note that a tree report has been submitted, which did not form part of the previous application or pre-application enquiry.

Although it is accepted that this is a logical infill plot, the main issue is the impact of the development on the trees within the site. These are protected by a Tree Preservation Order and all trees are protected regardless of age, size or species. The site is also within the Dingleton Designed Landscape, recognised for its contribution to the landscape character and quality of the area.

The proposal requires the removal of 17 of the protected trees whereas the Arboricultural Assessment recommends that only 4 of the apple trees should be felled. It is considered that if the proposal is reduced to one smaller dwellinghouse, as previously proposed, more of the trees can be retained, enhancing the setting of the house and retaining the integrity of the Designed Landscape. I require a revised indicative site plan, that demonstrates limited tree felling and includes replacement planting (normally on a 2 for 1 basis). I can then re-consult and re-neighbour notify.

A tree constraints plan would be secured by condition.

Scottish Water has advised that they are unable to confirm capacity in the waste water treatment works so to allow them to fully appraise the proposals they suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. A condition would ensure that drainage is to the public sewer.

The Roads Planning Service has no objections and the recommended conditions would be attached to any planning permission for this proposal. The boundary wall with Dingleton Road should be repaired and retained but there is a gap in the wall that could be repaired to form a pedestrian access with gate. Details of this would be secured by condition.

A bat and bird survey, as previously requested, is required for any trees to be felled and should be carried out during the breeding season (April to August).

The following developer contributions, in compliance with policies IS2 and IS3, are required for one dwellinghouse:

Borders railway: £2,093 per unit

Melrose Primary School: £2,709 per unit

Earlston High School: £3,809 per unit

These would be secured by a legal agreement.

Due to the number of objections the application would need to be determined by the Planning and Building Standards Committee once the above issues are resolved.

I attach a Planning Processing Agreement for your records.

Thanks

Julie

Julie Hayward

Team Leader

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