

63281 Correspondence

From: [REDACTED] <ema-architects.co.uk>
Sent: 04 May 2026 14:34
To: [REDACTED] <edinburgh.gov.uk>
Cc: Planning <planning@edinburgh.gov.uk>
Subject: 23119 - Colinton Kirk Manse
Importance: High

Hi [REDACTED]

I write further to the recent decision notice for the above application and to address the attached planning conditions in order to enable commencement of development.

Please find below confirmation of compliance with each condition, together with the relevant supporting information enclosed.

Condition 1 - Commencement

The development is intended to commence imminently and in any event within three years of the date of permission. This condition is therefore complied with.

Condition 2 - Archaeology

A Written Scheme of Investigation (WSI) has been prepared by our appointed archaeologist and is attached for your records. I can also confirm that the archaeologist has liaised directly with the Council's Archaeology Team and has received confirmation that the WSI is acceptable. A copy of this confirmation is enclosed.

On this basis, the requirements of Condition 2 have been satisfied and the condition can be discharged.

Condition 3 - Arboricultural Method Statement and Tree Protection Plan

The previously submitted and approved Arboricultural Impact Assessment included an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), addressing the relevant sections of BS5837:2012.

For completeness, we enclose drawing 23119-EMA-XX-XX-DDG-A-050200 P01, which aligns with the approved AMS and TPP. Extracts of the AMS and TPP are also enclosed for clarity. The drawing clearly identifies areas for materials storage, construction workers' parking and welfare facilities, all located outside the root protection areas of retained trees.

There will be no ancillary temporary buildings, including site offices, at any stage of the works.

Accordingly, I consider the requirements of Condition 3 to have been fully met and the condition can be discharged.

I would be grateful if you could review the enclosed information and confirm approval so that construction can proceed as soon as possible.

Please let me know if you require anything further.

Kind regards,

[REDACTED]
Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
: <http://www.ema-architects.co.uk>

From: [REDACTED] <[\[REDACTED\]@ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)>
Sent: 12 May 2026 16:37
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: Planning <planning@edinburgh.gov.uk>
Subject: RE: 23119 - Colinton Kirk Manse
Importance: High

Hi [REDACTED] / City of Edinburgh Council planning team.

The client has a meeting with the landowner and is looking to start on site asap could you provide me with a timescale at all of when you will be able to review the condition discharge information. Hopefully its more just a paper exercise as all information addresses the conditions and in line with the requirements.

I hope to hear from you in due course.

Regards,

[REDACTED]
Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 14 May 2026 13:50
To: [REDACTED] <[\[REDACTED\]@ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)>
Subject: RE: 23119 - Colinton Kirk Manse

Good afternoon [REDACTED]

Please find the arboriculturalist's comments below. Until these points have been addressed, we cannot discharge the associated condition/s.

Design drawings

The applicants have not provided cross sectional details of the site-specific final design of the geocell and wearing course, the excavation of the geocell will be 150mm and the wearing course will equate to approx. 50mm, in total around 200mm+ depth but the initial excavation of surface material will be 50mm leading to a disparity of 150mm, the LPA needs to be sure that the cross over from existing tarmac surface to the new surface is suitable to avoid damage to the geocell, please provide these details.

AMS

- *Sequence of events.*

The AMS makes reference to monitoring visits by the appointed arb at the pre-arranged site visit, this is insufficient and will need to be agreed prior to commencement within

the AMS, further details on supervision are provided within the document, clarity on this is required or the initial statement to be removed.

The AMS also states that: 'The appointed arboriculturist will act under the authority of the Site Manager and, under that authority, can request cessation and or alternative working methods' if I understand this correctly then there can be no deviation away from the agreed methods of working within an agreed AMS unless with the written consent of the LPA (see condition 3) – please amend accordingly.

- *Tree protection fencing.*

TPP and AMS to state that the fencing will not be realigned or moved without the written consent of the LPA.

- *Tree works*

Please show the trees to be removed within the TPP and AMS, the AIA is not the conditioned document so the removals are agreed under the AMS, please update the plans accordingly.

- *Supervision*

The AMS states 'The appointed arboriculturist will require to be approved by the Local Planning Authority (LPA).' The LPA is not required to approve the appointed arboriculturist – please remove. We do however require the project to be monitored as per the condition.

- *Ground protection:*

At this stage of the proposal the expected use of the area for machinery weights should be known and as such the proposed means of ground protection will need to be stated rather than rely on options around proposed weights and thickness, further to this, one means of suggested protection is stokboards? I could not see that these are used as a means of ground protection and might not be rigid enough to provide sufficient weight loading, please provide further information on these.

- *Drainage*

No cross sectional drawings or product sheets have been provided of the drainage channels within the RPA's so I am unable to assess that the proposed means of mitigation and installation are sufficient to protect trees.

- *Geo cellular confinement*

The AMS states that the Geocell will be vibrated to help settlement, geocell should not be vibrated as this can compact macro and micro spaces within the soil, a suitable weighted pass over 3 or 4 times by a non-vibrating roller should be used – please amend The wearing course is proposed to be porous, please provide the engineering drawing to support this and update the AMS accordingly with site specific cross section drawing and product code.

Kind regards,

[REDACTED]

Senior Planning Officer

Planning | Sustainable Development | Place Directorate | The City of Edinburgh Council

From: [REDACTED]
Sent: 05 June 2026 12:29
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: RE: 23119 - Colinton Kirk Manse
Importance: High

Hi [REDACTED]

Please find attached the AMS, roads and drainage details addressing all comments from the tree officer.

I hope this now addresses all comments and enables purification of the conditions.

The client is looking to start on site in June I would appreciate a swift turnaround if possible to enable the works to proceed while the nursery is out for the summer.

Should you have any further comments / requirements please contact me asap.

Regards,

[REDACTED]

Associate Director

for [ema](#) Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>

From: [REDACTED] <[\[REDACTED\]@ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)>
Sent: 05 June 2026 12:50
To: Planning <planning@edinburgh.gov.uk>; [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: FW: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge
Importance: High

Hi [REDACTED] / Planning team,

Apologies for sending to yourselves in [REDACTED]'s absence I was just wondering if it would be possible to send this on to your arboriculturist to address their comments and enable approval of the conditions for the below application:

Car parking for the Church.
At Land 30 Metres South Of 5 Dell Road Edinburgh
Application No: 25/05871/FUL

The client is looking to start on site ASAP as there is a playgroup in the church and they go on holiday over the summer which is ideally when the works would need to start.

Regards,

[REDACTED]
Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>

From: [REDACTED] [edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 08 June 2026 14:28
To: [REDACTED] [ema-architects.co.uk](mailto:[REDACTED]@ema-architects.co.uk)>
Cc: [REDACTED] [edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge

Good afternoon [REDACTED]

Thank you for the updated drawings, as you are aware [REDACTED] is currently on leave and will return on the 15th, in the mean time I have raised some follow up questions

- The AMS states that no wearing course is proposed, you should note that geocell should not be used as a means of surfacing, as it can be damaged by continued car usage as well as dirt and fill material blocking the spaces between the stone because the second geotextile is damaged over time this reduces the performance of the geocell, then further the second layer of geotextile is not designed to accept the continued weight and movement of vehicles, it is expected that a wearing course is required, can you please confirm what this will be and update drawings accordingly.
- The dish drains you have provided, can you confirm how these are fixed please. My understanding is that these are fixed via a concrete and mortar bed, but this has not been shown or measures to mitigate for the concrete (if proposed) your arboriculturist should be able to advise.
- The cross sectional drawings have not provided proposed excavation depths or the existing ground level at the roadside, can you please include the existing access road height in your drawings as reference to excavation depths, I cannot say with certainty that it is just the existing surface turf layer being removed, it says on drawings 'existing substrate' but this is ambiguous after excavation occurs and could still result in a wearing course and likely the geocell sitting

proud over the roadside which would cause access issues, the usual removal of turf layer would be 100mm, which is less than the depth of the geocell. Whilst I would be accepting of the added 50mm depth to account for the whole of the geocell, I need to be sure that the correct level of excavation will occur, my other concern over these depths is that they have still not fully accounted for a proposed wearing course so if you can please provide these details.

Thank you.

[REDACTED]

Arboricultural Officer
Householders & Trees | Planning and Building Standards
The City of Edinburgh Council | Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

From: [REDACTED] ema-architects.co.uk>
Sent: 11 June 2026 16:47
To: [REDACTED] edinburgh.gov.uk>
Cc: [REDACTED] edinburgh.gov.uk>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge

Hi Alastair,

See below from our Engineers WRD Will Rudd Davidson and attached drawings, I hope this now enable you to accept the proposal to enable [REDACTED] to discharge the conditions:

- The AMS states that no wearing course is proposed, you should note that geocell should not be used as a means of surfacing, as it can be damaged by continued car usage as well as dirt and fill material blocking the spaces between the stone because the second geotextile is damaged over time this reduces the performance of the geocell, then further the second layer of geotextile is not designed to accept the continued weight and movement of vehicles, it is expected that a wearing course is required, can you please confirm what this will be and update drawings accordingly. – **WRD response: No wearing courses required for this light-duty car park, as the geocell's matrix is directly filled with gravel and the filled cells act as the wearing course. If stone in geocell do become compacted, then overland flows will take surface water from parking to natural dished drainage channel which discharges to watercourse.**
- The dish drains you have provided, can you confirm how these are fixed please. My understanding is that these are fixed via a concrete and mortar bed, but this has not been shown or measures to mitigate for the concrete (if proposed) your arboriculturalist should be able to advise. – **WRD response: Drawing E14856-WRD-XX-XX-DR-C-52005-Drainage Details and E14856-WRD-XX-XX-52001 - Drainage layout updated to label drainage channel as natural drainage channel. No concrete or mortar bed required as drainage channel will be a shallow, vegetated trench design.**

- The cross sectional drawings have not provided proposed excavation depths or the existing ground level at the roadside, can you please include the existing access road height in your drawings as reference to excavation depths, I cannot say with certainty that it is just the existing surface turf layer being removed, it says on drawings 'existing substrate' but this is ambiguous after excavation occurs and could still result in a wearing course and likely the geocell sitting proud over the roadside which would cause access issues, the usual removal of turf layer would be 100mm, which is less than the depth of the geocell. Whilst I would be accepting of the added 50mm depth to account for the whole of the geocell, I need to be sure that the correct level of excavation will occur, my other concern over these depths is that they have still not fully accounted for a proposed wearing course so if you can please provide these details. – WRD response: Drawing E14856-WRD-XX-XX-DR-C-90001-Roads Details updated to include note stating that 150mm of topsoil to be removed.

Regards,

Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
<http://www.ema-architects.co.uk>

From: [redacted] [edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Sent: 18 June 2026 16:55
To: [redacted] [ema-architects.co.uk](mailto:[redacted]@ema-architects.co.uk)>
Cc: [redacted] [edinburgh.gov.uk](mailto:[redacted]@edinburgh.gov.uk)>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge

Afternoon [redacted]

Thanks for the updated drawings, the issue I am having with this is that it appears that the drawings are just not consistent, drawing **52001** is showing the use of Ecogrid 40 as a wearing course, which is an entirely acceptable product to use as your wearing course on top of the geocell, the issue here is that drawing 9001 is not showing this detail and you are telling me that no wearing course will be used, which is not acceptable, other similar products that can be used are bodpave or something similar, so at this point the drawings are not consistent, I would suggest that drawing 9001 is updated to show the cross section of the geocell along with the use of eco grid if that is what is being proposed on the same drawing along with the appropriate geotextiles covering. Please include the existing roadway in the drawings as previously requested in the drawing and provide an updated AMS for the overall geocell design. One final note the proposed infill is showing as Type 1, which is not acceptable, it needs to be a no fines 20/40 angular stone or 4/20 infill, the infill cannot contain fines.

If you have any questions around this do please let me know

Arboricultural Officer
Householders & Trees | Planning and Building Standards
The City of Edinburgh Council | Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

From: [REDACTED] ema-architects.co.uk>
Sent: 06 July 2026 11:17
To: [REDACTED] edinburgh.gov.uk>
Cc: [REDACTED] edinburgh.gov.uk>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge
Importance: High

Good morning [REDACTED],

Thank you for your comments.

Drawings 90001 and 52001 have both been updated to ensure consistency and now clearly show the proposed geocell (**Geoweb**) build-up, associated geotextiles, and the relationship with the existing roadway. The infill has been revised to a no-fines 4/20 angular stone, and an updated AMS is attached reflecting the overall design approach.

In relation to the surface finish, the AMS and engineering drawings have been clarified to confirm that the **30 mm overfill of angular stone above the Geoweb system forms the wearing surface**. This layer will act as a sacrificial running surface, protecting the underlying geocellular structure whilst providing a stable, free-draining finish appropriate for the low-intensity use of the car park.

As set out in the AMS, the absence of a separate proprietary wearing course is driven by site constraints. Existing kerb levels restrict the available construction depth, and further excavation within the RPA is not acceptable. Introducing an additional surface layer would therefore either raise levels above the existing kerb line or require excavation within the root zone.

The proposed build-up has therefore been designed as the minimum intervention necessary to achieve a stable surface whilst maintaining existing levels and protecting the underlying root environment.

Please review and, subject to your agreement, confirm that this approach is acceptable.

[REDACTED] the client is hoping to commence works in early to mid-July whilst the nursery is closed for the summer holidays. We would therefore be grateful if the discharge of condition could be issued at the earliest opportunity to facilitate the proposed start on site.

If there are any further comments / queries please don't hesitate in contacting me.

Regards,

[REDACTED]
Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>

From: [redacted] ema-architects.co.uk>
Sent: 13 July 2026 14:09
To: [redacted] edinburgh.gov.uk>; [redacted]
[redacted] edinburgh.gov.uk>
Cc: [redacted] ema-architects.co.uk>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge

① External email >

Hi [redacted],

Just looking to gain some feedback / update from the revised information provided. Have you been able to review and are you happy with the revised information to enable approval?

[redacted] would you be able to provide an update on the other conditions to enable progression to site please? What timescale are you able to work to to provide approval to all conditions. We ideally need to get on site asap while the nursery is holiday for extra safety.

Let me know if you need anything further to assist.

I am on leave from Wednesday 15th July and for two weeks, I have copied in my colleague James should have any further queries / paperwork comes through while I am on leave.

Regards,

[redacted]
Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>

From: [redacted] edinburgh.gov.uk>
Sent: 22 July 2026 17:55
To: [redacted] ema-architects.co.uk>; [redacted] ema-architects.co.uk>
Cc: [redacted] edinburgh.gov.uk>
Subject: RE: 23119 - Colinton Kirk Manse - Application No: 25/05871/FUL condition discharge

Good afternoon,

I have received confirmation from both our Arboricultural Officer and our Archaeological Officer that the works can proceed.

Please note, our Arboricultural Officer has requested the commencement date of works, as it is their intention to inspect the works as they progress. This is due to a heightened public interest in the works, and to ensure that no damage shall occur to any neighbouring trees. [redacted]

[redacted] has been copied into this email trail for their consideration.

Furthermore, the City Archaeologist has confirmed that the works are able to proceed, however, the full discharge of the condition shall occur once they have signed off on the work, and on any resulting reporting/post-excavation requirements.

With the above, I shall discharge the Arboricultural condition and wait for the final report from the archaeological survey to discharge the associated condition.

Kind regards,

[Redacted]

Senior Planning Officer

Planning | Sustainable Development | Place Directorate | The City of Edinburgh Council

From: [Redacted] [edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>

Sent: 22 July 2026 18:00

To: [Redacted] [ema-architects.co.uk](mailto:[Redacted]@ema-architects.co.uk)>

Cc: [Redacted] [edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; [Redacted]

[Redacted] [edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>

Subject: 25/05871/FUL - Colinton Kirk Manse - Land 30 Metres South Of 5 Dell Road - discharge of condition 3

Good afternoon [Redacted]

I reply with reference to condition 3 of this planning permission.

The condition states:

'Prior to the commencement of development on site including excavation, demolition or other development related works an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted and agreed in writing with the Planning Authority. Particular attention shall be given to

The following:

- i. the AMS and the TPP, written in accordance with and addressing sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012*
- ii. The TPP shall show the areas, all of which shall be outside root protection area of any retained tree, to be used for:*
 - a. on-site materials storage, /*
 - b. construction workers parking,*
 - c. areas for ancillary temporary building(s) including any phasing of use,*
 - d. welfare buildings, and site offices and;*

Thereafter:

- i. all protection measures (inclusive of demolition and all preparatory work) shall be erected prior to any equipment, machinery or materials being brought to site and thereafter maintained until all construction work, equipment, machinery and surplus materials have been permanently removed; and*
- ii. Nothing shall be stored or placed in any area which is shown as excluded, nor ground levels within those areas be altered, nor any excavation made, nor will the area be used for access, of any kind; and*

iii. *The development shall be undertaken in accordance with the approved TPP & AMS plans and particulars until the full completion of the development. Any proposed deviation must be agreed in writing with the Planning Authority.'*

The reason states:

'To ensure an Arboricultural Method Statement and Tree Protection Plan are in place and, thereafter complied with, to protect and enhance the character and amenity of the site and locality and to prevent any irreversible damage to retained trees.'

I have had feedback from the Arboricultural Officer to confirm that details submitted in relation to Condition 3 are acceptable.

Please consider this email as confirmation that the terms of the condition are satisfied.

I will add a copy of this email to the application file and the planning portal for public reference.

Kind regards,



Senior Planning Officer

Planning | Sustainable Development | Place Directorate | The City of Edinburgh Council

From:  <ema-architects.co.uk>

Sent: 31 July 2026 09:47

To:  <edinburgh.gov.uk>

Cc:  <edinburgh.gov.uk>; 

 <edinburgh.gov.uk>

Subject: RE: 25/05871/FUL - Colinton Kirk Manse - Land 30 Metres South Of 5 Dell Road - discharge of condition 3

 External email >

 First time sender >

Thank you  greatly appreciated,

Regards,



Associate Director

for **ema** Architecture + Design Limited
42 Charlotte Square, Edinburgh, EH2 4HQ
 <http://www.ema-architects.co.uk>
