

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 18th March 2022

Contact: Ranald Dods ☎ 01835 825239

Ref: 22/00422/AMC

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 8th April 2022. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 8th April 2022, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Granton Homes Ltd

**Agent:** EMA Architecture and Design

**Nature of Proposal:** Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)

**Site:** Site In Grounds Of Kingsmeadows House Kingsmeadows Kingsmeadows Road Peebles Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Keith Elliott Archaeology Officer	<b>Contact e-mail/number:</b> <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
<b>Date of reply</b>	28.03.2022	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	22/00422/AMC	<b>Case Officer:</b> Ranald Dods
<b>Applicant</b>	Granton Homes Ltd	
<b>Agent</b>	EMA Architecture and Design	
<b>Proposed Development</b>	Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)	
<b>Site Location</b>	Site In Grounds Of Kingsmeadows House Kingsmeadows Kingsmeadows Road Peebles Scottish Borders	
<p><b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b></p>		
<b>Background and Site description</b>	<p>This application seeks the approval of material presented to satisfy the conditions attached to the previously approved planning permission 19/00182/PPP which itself was the renewal of the early again and also approved planning permission 15/00822/PPP, for the erection of an apartment block comprising 14 flats with associated parking and access arrangements.</p> <p>This archaeological consultation has been triggered by the application dealing with the area around the historic Kingsmeadows House and other entries in the Scottish Borders Historic Environment Record (HER).</p> <p>Previous archaeological commentaries were made upon the earlier applications by my predecessor as Archaeology Officer, Dr Chris Bowles, and Written Scheme of Investigation has been submitted with this application.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Recorded archaeological findspots in the area of a number of archaeological periods and materials</li> <li>• Potential for further archaeological finds to be revealed within the groundworks for this application area</li> <li>• Previous archaeological commentary on the application</li> <li>• The condition (number three) of the previously granted planning permission for planning application 19/00182/PPP</li> </ul>	

<b>Assessment</b>	<p>The application proposed is for the purification of the various planning conditions made to the previous planning permission in principle applications (19/00182/PPP and 15/00822/PPP) for the erection of a residential apartment block to the east of Kingsmeadows House, in the Kingsmeadow area of Peebles, in the western parts of the Scottish Borders.</p> <p>These earlier applications received archaeological commentaries by my predecessor as Archaeology Officer, Dr Chris Bowles, during his tenure of the post. He recommended a programme of archaeological strip, map and record work which was carried over into being condition number three of the second of these two applications 19/00182/PPP.</p> <p>A Written Scheme of Investigation (WSI) has been submitted with this application as prepared by the AOC Archaeology Group. The submission of the WSI would go towards fulfilling the first part of that archaeological condition, but the implementation of the fieldwork with the associated recording, reporting and archiving of the fieldwork (such as for any revealed finds, features and/or deposits) are also required for the full purification of the condition. A further revised version of the WSI has been submitted direct to me which I have looked at as this details more work for the recovery of any possible finds from the area.</p> <p>I have examined the WSI version 2 against the condition of the earlier application, the recommendations of my predecessor and the Chartered Institute for Archaeologist Standard and Guidance for Field Evaluation. I am generally happy with it as this will provide something towards suitable opportunities for the identification, excavation and recovery or recording of any archaeological finds, features and/or deposits during the groundworks for the progression of this application.</p> <p>Therefore in conclusion I am content to recommend the approval of the WSI version 2 for its implementation through the fieldwork proposed and also the recording, reporting and required by the further parts of the planning condition. Upon those being satisfactorily carried out and reported to me, I will be then in a position to recommend the approval of the reporting and therefore the purification of the planning condition to you.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input checked="" type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p>It is worth repeating the whole of the condition here for the avoidance of doubt regarding all the parts of the condition recommended by my predecessor to the original planning application 15/00822/PPP;</p> <p><b>Archaeology: Developer Funded Top-Soil Strip, Map and Record</b></p> <p>No development shall take place until the applicant has secured and implemented an approved programme of archaeological work and reporting in accordance with a <b>Written Scheme of Investigation (WSI)</b> outlining an <b>Archaeological Top-Soil Strip, Map and Record. Development and archaeological investigation shall only proceed in accordance with the WSI.</b></p> <p>The requirements of this are:</p> <ul style="list-style-type: none"> <li>• The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the</li> </ul>			

	<p>Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority.</p> <ul style="list-style-type: none"> <li>• If significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the Council.</li> <li>• Limited intervention of features, or expansion of excavations will only take place if approved by the Council's Archaeology Officer</li> <li>• Initial results shall be submitted to the Planning Authority for approval in the form of a <b>Data Structure Report (DSR)</b> within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion.</li> <li>• Further development work shall not take place until the Planning Authority has determined the potential for further archaeological impacts and, if required, a further requirement for mitigation.</li> <li>• Development should seek to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan.</li> <li>• If avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI or a new WSI to cover substantial excavation, and a Post-Excavation Research Design (PERD).</li> <li>• The results of additional excavations and post-excavation research will be reported to the Council within 1 year of the final archaeological works, and published in an appropriate publication within 3 years.</li> </ul> <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>
<p><b>Recommended Informatives</b></p>	