

**Outline Planning Application  
at  
Langmuir Works  
6 Bankhead Drive  
Edinburgh  
EH11 4EL**

---

**Development Quality Sub-Committee  
of the Planning Committee**

25 August 2004

**Proposal:** Demolition of existing industrial/office building and erection of new class 4 business space/office development in outline

**Applicant:** Cala - F.M. Developments.

**Reference No:** 04/00243/OUT

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The approved development being commenced no later than five years from the date of Outline Permission or two years from the date of final approval of any reserved matter(s), whichever is the later.
2. Before any work on each phase of the site is commenced, details of the undernoted reserved matters being submitted to, and approved by the planning authority, the submission shall be in the form of a detailed layout of each phase of the site (including landscaping and car parking) and detailed plans, sections and elevations of the buildings and all other structures.

RESERVED MATTERS: siting, height, design, external appearance, materials, finishes and colour, configuration of open space, parking, pedestrian / cycle links, cycle parking, access, road layout, landscaping and lighting. (Lighting and landscaping should be in accordance with BAA standards)

The details of the reserved matters shall be in compliance with the approved design brief required under condition 3.

3. A design brief shall be submitted to and approved in writing by the Head of Planning & Strategy prior to the submission of reserved matters or detailed proposals. The design brief shall set out the design principles of the development in respect of the general design, siting and heights of buildings, landscaping and boundary treatments, parking, pedestrian and vehicular accesses and circulation, including provision of cycles and materials. The brief shall indicate the phasing of the development. Any future submission shall comply with the provisions of the approved design brief.
4. Details of the surface water management in the form of Sustainable Urban Drainage System (SUDs) shall be submitted and approved in writing by the Head of Planning & Strategy. All surface water shall be treated and attenuated in accordance with SUDs principles.
5.
  - a) Car parking will be a maximum of 1 space per 50 sq m and cycle parking will be provided at 1 per 250 sq m for staff in secure and undercover stores and at 1 per 1000 sq m for visitors adjacent to the front entrance.
  - b) The submission of any reserved matters or detailed proposals shall be accompanied by a Transport Impact Assessment.
6. The applicant shall enter into a suitable legal agreement to:-
  - a) provide a travel plan to the satisfaction of the Council.
  - b) contribute an appropriate amount for improved bus stops including real time information in the area.
7. No building or structure exceeding 93.24m AOD shall be constructed within the area marked on the approved plan, reference 01/04/00243/OUT, this being the surveyed height of the existing building on the site of the proposed development.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In the interests of road safety.
6. In order to safeguard the interest of road safety.
7. In the interests of aircraft safety.

## **2 Main report**

### **Site description**

The application site is the vacant Langmuir Works in Sighthill Industrial Estate, which was a former industrial packaging factory with associated offices on the north side of Calder Road and on the corner with Bankhead Drive.

### **Site history**

There is no relevant planning history for this site.

### **Development**

This is an outline application for the demolition of an existing industrial/office building and for the erection of new Class 4 business space/office development in outline.

### **Consultations**

#### **Transport**

No objections subject to the following conditions being applied:-

1. Parking will be a maximum of 1 per 50 sq m;
2. Cycle parking will be provided at 1 per 250 sq m for staff in secure and undercover stores, and at 1 per 1000 sq m for visitors adjacent to the front entrance.
3. Access to be a reserved matter;
4. The applicant shall enter into a suitable legal agreement to:-
  - a) contribute to Tram 2 a sum based on the floor area. Note, that 10 000 sq m of floorspace will attract a contribution of £ 280 000 and floor areas in excess of this will require separate negotiations with CEC.
  - b) a travel plan to the satisfaction of CEC

## **BAA**

No building or structure exceeding 93.24 AOD shall be constructed within the area marked on the approved plan, ref 01/04/00243/OUT, this being the surveyed height of the existing building on the site of the proposed development.

## **Lothian and Borders Police**

A number of observations were made by the Police on building lines, boundary treatments, lighting and road layout and car parking and the implications of the proposal on public safety. The report and recommendations has been forwarded to the applicant.

## **Representations**

No representations have been received.

## **Policy**

### **South West Edinburgh Local Plan**

The application site is in an existing industrial/business area where these uses are to be retained.

### **Draft West Edinburgh Local Plan**

The application site is within an existing industrial and business area.

### **South West Edinburgh Local Plan**

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

Policy T3 supports the possible development of a system and ancillary facilities. Accessibility to existing and proposed public transport networks is established as a determining factor in the consideration of proposals for new development.

Policy T4 seeks the development of a safe and well-lit pedestrian/cycle network linking Wester Hailes with Sighthill and the development sites to the north of Calder Road.

Policy T5 requires development proposals to make specific provision for the needs of cyclists by ensuring easy access to the existing or proposed cycleway network and the provision of well designed cycle racks, where justified.

Policy T6 states that where a proposed development is likely to have significant impact on a local area, then a Traffic Impact Study (or Analysis) may be required.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

### **Draft West Edinburgh Local Plan**

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy DQ8 (Prominent Sites) expects proposals for visually prominent sites, sites on major transport corridors or in gateway locations (on the city's urban edge) to demonstrate a particularly creative design solution, specific to the site in question.

Policy DQ10 (Large scale development proposals) requires sufficient information to allow the quality and impact of development as a whole to be considered at the outset, and states that any planning brief approved for a site will be a material consideration guiding the site's development.

Policy ED2 New Industrial and Business Development, allows for the acceptability of classes 4,5 and 6 within existing business and industrial areas providing criteria relating to the impact on residential amenity, traffic impact, scale and character are acceptable.

Policy T1 Impact of new development, expects that new development with the potential to generate a significant amount of personal travel should be in locations accessible by a range of modes of transport.

Policy T2 requires the submission of a Transport Assessment for development proposals that are likely to generate significant levels of personal travel or have a significant effect on the transport systems.

Policy T3 states that developments likely to give rise to a significant amount of travel-to-work shall include a Green Travel Plan demonstrating the measures by which travel by car will be dissuaded and travel by alternative sustainable modes will be ensured or encouraged.

Policy T4 The Road Network, states that planning permission will not be approved if development would result in an inappropriate use of surrounding roads. With new development required to fund improvement measures in accordance with 'Movement and Development' standards.

Policy T5 requires that developments should be laid out and designed to make the use of public transport as attractive as possible, by providing improved access to existing facilities and if necessary the development of new routes and services.

Policy T7 states that development proposals should be designed to make walking and cycling as safe, convenient and attractive as possible and, where possible, should link with and provide extensions to the city-wide network of off-road routes.

### Non Statutory Guidelines

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

## 3 Conclusions and Recommendations

### DETERMINING ISSUES

The main determining issues are:

- do the proposals comply with the development plan?
- if the proposals do comply with the development plan are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan are there any compelling reasons for approving them?

### ASSESSMENT

To address the determining issues, the Committee needs to consider:

- whether the principle of the proposed development is acceptable in this location particularly in terms of land use and transport consideration.

The application site is within Sighthill Industrial Estate where it is allocated in the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan as an existing industrial/business area which is to be retained. The proposed use of the site for Class 4 business/office use accords with the development plan.

The application site is a prominent site on a main approach road to the city. It is proposed to develop the site in phases and a masterplan is required to be approved prior to the submission of a detailed application.

Transport have no objections to the principle of developing the site for business use subject to the entering into a legal agreement to secure financial contributions for Tram 2 and to provide a travel plan and a Transport Impact Assessment.

In conclusion, the proposals accord with the development plan and are acceptable in principle and there are no material considerations to outweigh this conclusion.

This proposal was approved by Committee on the 9th of June 2004 subject to a legal agreement as outlined in condition 6a and 6b.

The recommendation for the legal agreement was erroneous in part, as 6a required a financial contribution for Tram 2. This does not apply, as the application was received prior to the Planning Committee's approval of the draft guidance on contributions to the Tram Project. The application was received on the 28th of January 2004 and the Tram contributions guidance was approved on the 1st of April 2004.

Condition 6 of the recommendation has been amended by deleting the requirement for the financial contribution to Tram 2.

It is recommended that the Committee approves this application, subject to the conditions stated.

#### FURTHER ASSESSMENT 2

The application was continued by the Sub Committee on 25 August 04 to examine whether any other transport contributions would be applicable in the absence of a tram contribution.

It is considered that a contribution to public transport facilities should be sought by seeking a contribution to bus shelters, including real time information in the area. This would be based on the increase in floor area in comparison with the existing building on the site.

The existing floorspace is 21,850 sq. metres. There is no proposed floorspace specified in this outline application. However, it is estimated through progressing the masterplan for the site, the increase in floorspace is likely to be in the order of 350 sq metres. The floorspace will be the subject of a further planning application. The applicants have agreed to make a contribution based on the additional floorspace.

Condition 6 of the application has been amended to require this contribution.

It is recommended that the Committee approves this application subject to the conditions stated.



**Alan Henderson**  
Head of Planning and Strategy

---

**Contact/tel** Helen Martin

**Ward affected** 42 -Sighthill

**Local Plan** South West Edinburgh

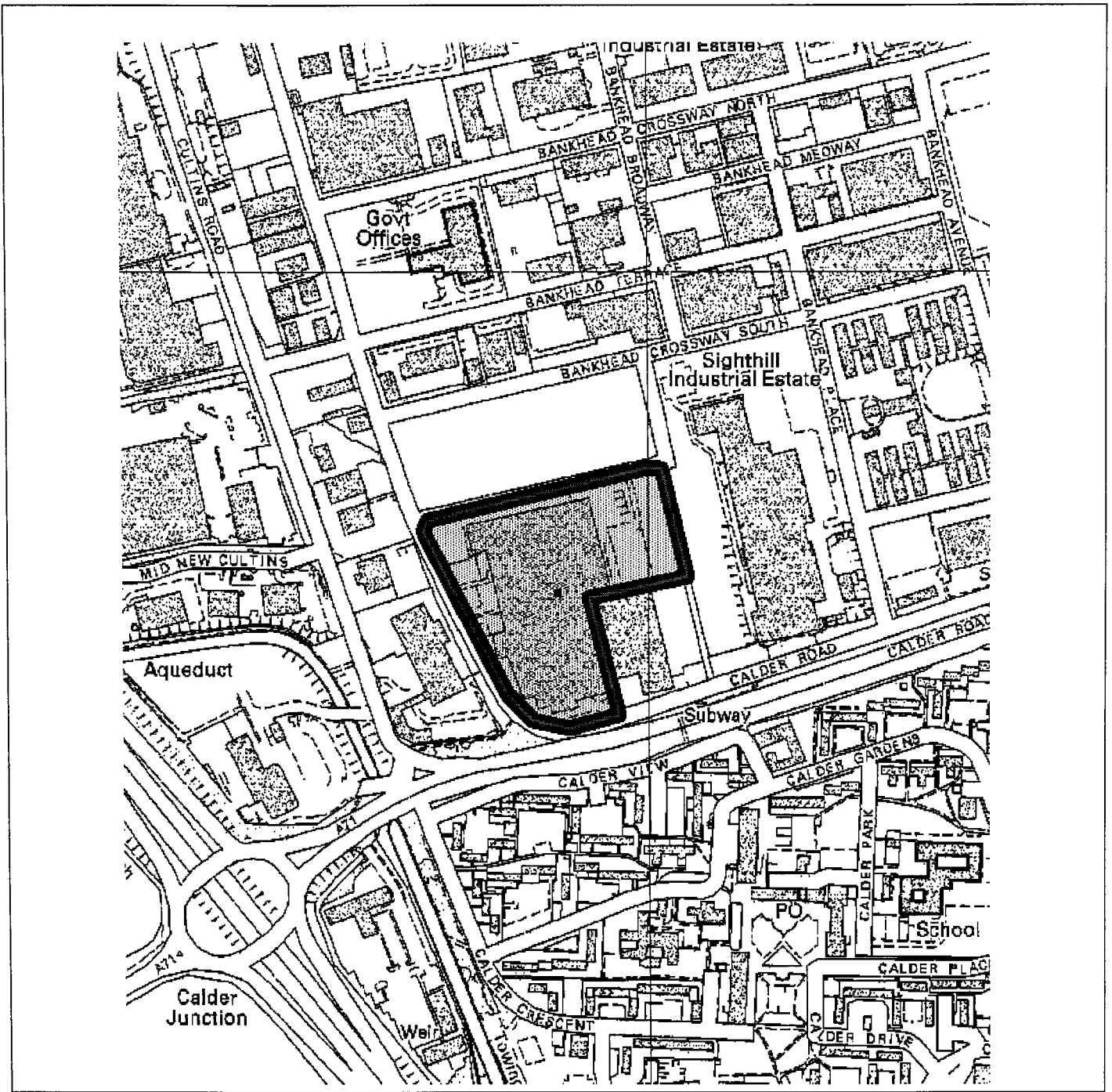
**Statutory Development  
Plan Provision** Business

**File**

**Date registered** 9 February 2004

**Drawing numbers/  
Scheme** 01-02  
Scheme 1





Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

# **PLANNING APPLICATION**

<b>Address</b>	<b>Langmuir Works, 6 Bankhead Drive, Edinburgh, EH11 4EL</b>		
<b>Proposal</b>	<b>Demolition of existing industrial/office building and erection of new class 4 business space/office development in outline,</b>		
<b>Application number:</b>	<b>04/00243/OUT</b>	<b>WARD</b>	<b>42- Sighthill</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			