

**Full Planning Application  
at  
Site A, Building A5  
Lochside View  
Edinburgh  
EH12 9DH**

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

**Proposal:** Office development  
**Applicant:** New Edinburgh Limited.  
**Reference No:** 03/01513/FUL

**1 Purpose of report**

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

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;  
Note: samples of the materials may be required.
3. Prior to occupation of the development hereby approved secure and covered cycle parking for visitors shall be provided at a rate of 1 per 1000sq m, adjacent to the front entrance. Details to be submitted and approved by the Head of Planning and Strategy.

4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
5. During construction and upon completion of the development hereby approved, a 2000 candela steady aviation red light capable of being seen through 360 degrees shall be installed on the highest point of the building to the satisfaction of the Head of Planning and Strategy.

## **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 ensure that the level of off -street parking is adequate.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In the interests of aviation safety.

## **2 Main report**

### **Site description**

This is a 0.14 ha site at the northern end of Edinburgh Park to the south of Building A1 and to the east of the City Bypass. The site is rectangular in configuration.

The development of this area is well progressed with the construction of previously approved buildings.

### **Site history**

April 2002 Planning approval of reserved matters application for office development (Building A5) (01/1935/REM).

### **Development**

The proposal is for amendments to a reserved matters proposal for Building A5 at Edinburgh Park which was approved in April 2002, reference 01/01935/REM.

The principle changes to the approved scheme are the relocation and lowering of the rooftop compound below the line of the parapet, the removal of one side of the cantilever to the south west corner and the reshaping of the external staircase to improve the relationships between buildings A4 and A5. The general height, materials and massing have remained the same as the previous application.

## **Consultations**

### **Environmental and Consumer Services**

No objection subject to a condition on noise from plant, machinery or equipment.

### **Transport**

No objection.

### **BAA**

No objection subject to conditions on obstacle lighting to the proposed building, height and construction methodology.

## **Representations**

1 letter of objection was submitted from the Cycle Touring Club that no cycle parking appears to be provided.

## **Policy**

### **North West Edinburgh Local Plan**

The site comprises part of a wider area identified as an existing business area. In addition, the North West Edinburgh Local Plan allocates the site as part of a site with potential for business development (BUS1).

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

The site is within a Business and Industrial area.

### North West Edinburgh Local Plan

Policy E1 seeks to ensure that, in Conservation Areas, the traditional character is retained and enhanced, and supports greater accessibility to the archaeological remains at Cramond.

Policy ED4 states that the land at South Gyle identified BUS1 on the Proposals Map will be developed as a high amenity business technology park and will be restricted primarily to high technology businesses, manufacturing and services, and offices. Careful control will be exercised to secure exceptionally high standards of building design layout and landscaping based on the design and development brief.

## Draft West Edinburgh Local Plan

Policy ED1 where the redevelopment of Proposal sites BUS1-BUS4 will be supported.

Policy ED5 protection of Business and Industrial land.

### Non Statutory Guidelines

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

## **3 Conclusions and Recommendations**

The 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

This application relates to amendments to a previously approved reserved matters proposal (01/1935/REM)

To address these determining issues, the Committee needs to consider the amended elements only, i.e height and design changes.

- a) whether the scale and design are satisfactory given the setting of the site.
- b) whether the proposals are detrimental to road safety and are adequately provided for in terms of car and cycle provision.
- c) whether air traffic safety will be compromised.

a) The overall height of the proposal has been reduced by relocating and lowering the rooftop plant. The changes to the design of the building improve the relationship with adjacent buildings. There is no change to materials. The scale and design of the proposal is acceptable.

b) There are no changes to car parking provision. A cycle parking condition is attached similar to the previous approval which will satisfy the concerns of the Cycle Touring Club. Transport have no objections to the proposal.

c) The height of the proposal is now lower than the previously approved scheme. The BAA have no objections subject to a condition to install obstacle lighting on the highest part of the building.

The proposals are considered acceptable and there are no compelling reasons for not approving them.

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

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Mark Williamson on 0131 529 3612 (FAX 529 3716)

**Ward affected** 23 -Gyle

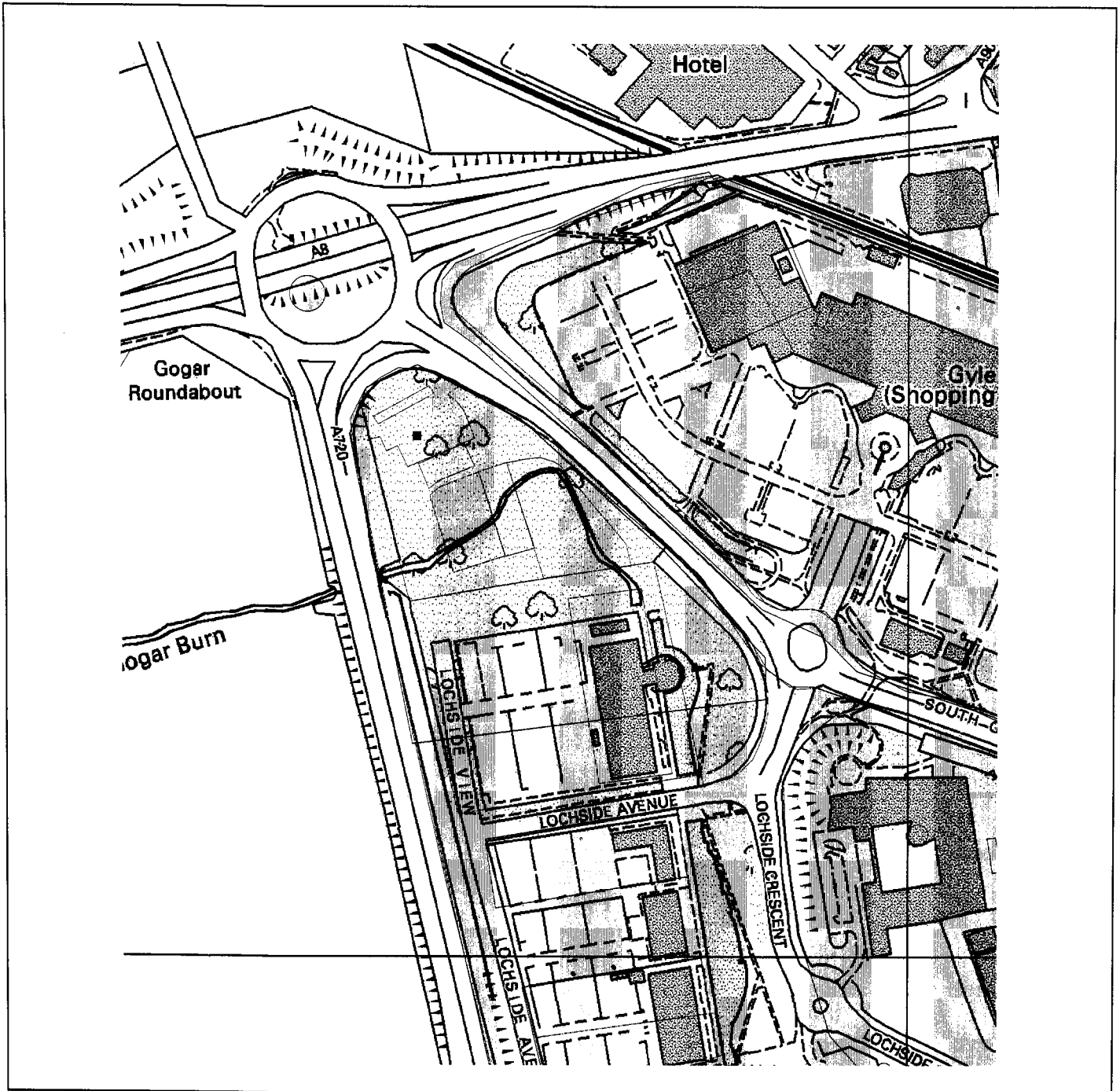
**Local Plan** North West Edinburgh

**Statutory Development  
Plan Provision** Business

**File**

**Date registered** 24 April 2003

**Drawing numbers/  
Scheme** 01-11  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>Site A, Building A5</b>		
<b>Proposal</b>	<b>Office development</b>		
<b>Application number:</b>	<b>03/01513/FUL</b>	<b>WARD</b>	<b>23- Gyle</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			