

**Application by City of Edinburgh Council  
04/02559/CEC**

at

**West Gorgie Parks  
Edinburgh  
EH14 1UT**

---

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

---

**1 Purpose of report**

To consider application 04/02559/CEC, submitted by City Of Edinburgh Council. The application is for: **Construct new business units, as amended**

It is recommend that this application be **APPROVED**.

**2 The Site and the Proposal**

**Site description**

The site comprises an area of car parking/ hard surfacing and landscaping to the north west side of West Gorgie Park.

Immediately to the south east are other business units which form part of the estate.

Access to and from the site is from Hutchison Road.

Directly to the north/west is the fruit market site. There are residential properties to the north east. To the south west is a builders yard.

## **Site history**

Site to the north west:

February 2003 Planning permission was granted in outline for a residential development. (02/00285/OUT)

## **Description of the Proposal**

### **Scheme 2**

The proposal involves the construction of 7 new business units. They would have a total floorspace of 693 sq metres.

Each unit would range in size from 73.4 sq metres to the largest at 157.8 sq metres.

The buildings would have a height of 6.4 metres.

Proposed hours of operation are 8am to 5pm Monday to Friday.

7 new car parking spaces would be provided on site. 7 existing spaces would be upgraded with brick paviers.

The remainder of the site would have use of the existing 31 spaces. The whole area would therefore have 45 spaces.

A landscaped area ranging between 3 metres and 4.8 metres would be provided to the east and north west of the proposed building.

Materials: blockwork, perforated aluminium panels, coated profiled metal cladding all to walls; plastisol coated profiled metal cladding to roof; window and doors to be aluminium with a milled finish and powder coated steel faced doors.

Amendment:

The original proposal comprised 9 units closer to the north west boundary.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are whether:

- a) Do the proposals comply with the development?
- b) If the proposals do comply with the development plan, are there any compelling reasons for not approving them;

- c) If the proposals do not comply with the development plan, are there any compelling reasons for approving them

## ASSESSMENT

To address these determining issues the Committee needs to consider whether:

- a) the principle of the development is acceptable;
- b) the landscaping and design of the proposals is acceptable;
- c) the car parking, access and servicing of the site is acceptable;
- d) there would be any adverse effect on the amenity of nearby property.

a) The site is in an area defined as an existing business/ industrial site in both the adopted and the Draft local plans. The development of the site for business units is acceptable in principle as long as other material planning considerations can be met.

b) The design and materials proposed for the development would be acceptable. The development would result in the loss of some of the existing landscaping to the boundary of the site. The revised scheme indicates the provision of a landscaped area to the side and rear of the building which would enable suitable landscaping and setting for the proposed building. The area of existing landscaping to the north west corner of the site would largely be retained as this has a number of small trees within it.

The proposed building and the landscaping around it is acceptable.

c) The number of parking spaces proposed would be acceptable. In terms of access and servicing of the site, the existing arrangements are satisfactory.

d) There would be a strip of overshadowing measuring approximately 1.4 metres deep on the adjacent land to the north east. This would fall onto a communal garden area which has planting close to the site boundary. Although this is in breach of the Councils Guidelines, it is minor and a relaxation of the guidelines is acceptable in this instance.

There would be no adverse overshadowing of land to the north west.

There would be no privacy issues with regards to this development.

In terms of effect on the amenity of neighbouring property, the proposal is acceptable.

In conclusion, the additional units can be accommodated without detriment to amenity or road safety.

The application has been submitted by Edinburgh City Council. It is in accordance with the Development Plan, and no objections have been

received. Referral to Scottish Ministers is therefore not required. Permission is deemed to be granted.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson
<b>Ward affected</b>	28 - Moat
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Business/Industry
<b>Date registered</b>	23 July 2004
<b>Drawing numbers/ Scheme</b>	7-11 Scheme 2

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Application by City of Edinburgh Council  
**Application Address:** West Gorgie Parks  
Edinburgh  
EH14 1UT  
**Proposal:** Construct new business units, as amended  
**Reference No:** 04/02559/CEC

---

## **Consultations, Representations and Planning Policy**

### **Consultations**

#### ***Environmental and Consumer Services***

*The Department has no objection to the above proposed development subject to conditions to control any associated noise to comply with NR25, hours of operation to be restricted to 0800 to 1700 Monday to Friday, site contamination condition and remedial/ protective measures.*

#### ***Transport***

*Transport have no objection to the application subject to the following conditions:*

- 1. Total number of car parking spaces to be 48, of which 2 are to be disabled.*
- 2. Provision of 12 undercover and secure cycle parking spaces.*
- 3. Provision of 3 motorcycle spaces.*

*Further comments dated 21st December 2004*

*The drawings submitted are satisfactory.*

### **Representations**

The application was advertised on 10th September 2004. No letters of representation have been received.

The revised application was not the subject of re advertisement or neighbour notification.

***Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.***

## **Planning Policy**

### South West Edinburgh Local Plan

The site is in an area defined as existing business/ industrial area to be retained.

### Draft West Edinburgh Local Plan

The site is in an area defined as an existing business and industrial area. Directly to the north is a site allocated as BUS 3 West Gorgie Parks business and industrial proposal.

#### Relevant Policies:

##### South West Edinburgh

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

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.

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

##### Draft West Edinburgh

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 ED3 identifies preferred locations for new office development in West Edinburgh and considerations that will be taken into account elsewhere in the urban area.

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 it's surroundings and the basic character of the city

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

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

**Application Type** Application by City of Edinburgh Council  
**Application Address:** West Gorgie Parks  
Edinburgh  
EH14 1UT  
**Proposal:** Construct new business units, as amended  
**Reference No:** 04/02559/CEC

---

## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that this application be Approved subject to the following:

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Before the development commences, a landscaping scheme including the following details shall be submitted to and approved in writing by the Head of Planning and Strategy:
  - identification of any trees to be removed
  - method of protection of trees to be retained
  - new and replacement planting
  - hard and soft surface treatment
  - boundary treatment
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
4. i) Prior to the commencement of construction works on site:
  - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

5. 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.

6. Hours of operation shall be restricted to 0800 to 2000 hours Monday to Saturday.

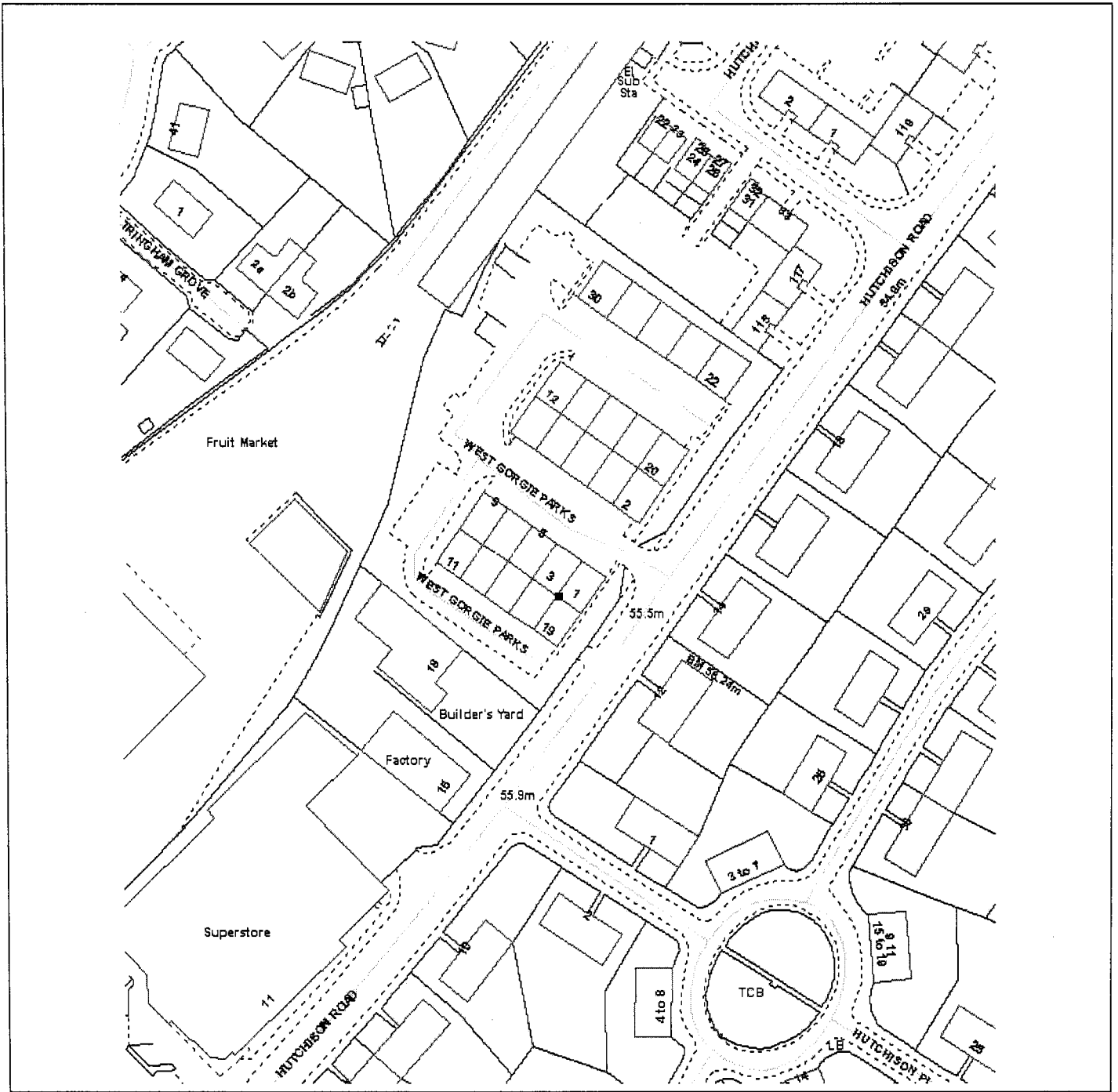
### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.

---

**End**





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>West Gorgie Parks, Edinburgh, EH14 1UT</b>		
<b>Proposal</b>	<b>Construct new business units, as amended</b>		
<b>Application number:</b>	<b>04/02559/CEC</b>	<b>WARD</b>	<b>28- Moat</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			