

**Development Management Sub-Committee  
26 October 2011**

**Report by the Head of Planning on Forthcoming Application by  
Graduation (Deaconess) Ltd for Development of Student  
Accommodation at Deaconess House, 142 – 148 Pleasance,  
Edinburgh**

**Protocol note**

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

**Carol Campbell**  
Acting Head of Administration and Legal Services

**REPORT ON FORTHCOMING APPLICATION BY GRADUATION  
(DEACONESS) LTD FOR DEVELOPMENT OF STUDENT  
ACCOMMODATION AT DEACONESS HOUSE, 142 - 148  
PLEASANCE, EDINBURGH**

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**Development Management Sub Committee**

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**1. Purpose of the Report**

To inform the Development Management Sub Committee of a forthcoming planning application for a major development at Deaconess House, Pleasance.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

**2. Summary**

The purpose of this report is to advise members of a forthcoming planning application for the development of new student residential accommodation at 142-148 Pleasance. The land is currently occupied by a former hospital, Deaconess House. The estimated number of units in the proposed development is 333.

The site is identified in the Edinburgh City Local Plan as being within the Central Area. The Plan provides that development in this area should maintain and enhance the character, attractiveness, vitality and accessibility of the city centre and contribute to Edinburgh's role as a capital city.

The site is also within the Southside Conservation Area.

In accordance with the provisions of the Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 2 August 2011.

### **3. The Site and the Proposal**

#### **Site Description**

The site is currently occupied by a former hospital. The original building is Deaconess House which dates from 1894. There are several more recent buildings. There is vehicular access into the site from Carnegie Street, to the south.

The site is bounded on the north by Saint Ninian's Hall and residential property on Brown Street, on the east by public open space and a sports centre with Holyrood Park beyond, on the south by flatted residential properties on Carnegie Street, and on the west by the Pleasance which faces onto open space and a health centre.

#### **Site History**

20 February 1991 - no objection was raised to a change of use from nurses' home to offices (90/01008/GDT).

10 February 1994 - planning permission granted for change of use to offices (93/02150/FUL).

10 February 1994 - planning permission granted to alter existing offices/hospital to form offices and clinic and create new ground floor reception area and erect garage (93/02622/FUL).

Also, there are several permissions for minor works associated with the previous use.

#### **Description of the Proposal**

A proposal will be coming forward for detailed planning permission for student accommodation.

The proposal will include:

- The retention and development of Deaconess House;
- Demolition of ancillary buildings;
- Construction of three accommodation blocks;
- Creation and landscaping of an internal courtyard; and
- On-site disabled parking.

#### **Community Consultation**

The Proposal of Application Notice (11/02519/PAN) outlined a community consultation event at Deaconess House on 14 September 2011. It provided for a poster display on Deaconess House and an advertisement in the Scotsman.

Copies of the Notice were served on Southside Community Council, Councillors Steve Burgess, Gordon MacKenzie, Ian Perry and Cameron Rose and on the South Central Neighbourhood Partnership.

The results of the community consultation will be submitted with the application as part of the report on public consultation.

#### **4. Issues**

The key considerations against which the eventual application will be assessed include whether:

**a) the development would be acceptable in principle having regard to the development plan;**

The site is identified as being within the Central Area in the Edinburgh City Local Plan. Policy Ca1 of the Plan provides that development in this area should maintain and enhance the character, attractiveness, vitality and accessibility of the city centre and contribute to its role as a capital city.

As the site is in a conservation area, the Plan requires new development to make a positive contribution to the character and appearance of the surrounding area.

Policy Hou10 of the Plan requires student housing to be appropriately located and not to lead to an excessive concentration of student accommodation in any one locality. The developer should submit a statement to consider the appropriateness of student accommodation on this site.

**b) the design and layout are acceptable within the character of the area;**

The application is likely to come forward as an application for planning permission. The applicant is required to submit a Design and Access Statement with the application. This should include

- Roof treatment;
- Design;
- Impact on the conservation area;
- Impact on Key Views;
- Treatment of the street frontage, including Carnegie Street;
- Public realm impact; and
- Materials.

**c) access arrangements are acceptable in terms of road safety and public transport accessibility;**

The applicants have indicated that the preference is for a car free development with service vehicle access taken from Carnegie Street. The acceptability of this will be assessed. The issue of routes through the site will also be addressed.

The application will be supported by a Transport Assessment which will address the impact of the proposals on the local road network.

**d) there are any other environmental factors that require consideration;**

The applicants will be required to submit sufficient information to demonstrate that the site is capable of being developed for student accommodation. In order to support the application the consultees have identified that the following supporting documents should be submitted:

- Surface Water Management Plan/ Flood Risk Assessment;
- Tree Survey / Tree Constraints Plan and landscape plan;
- Contaminated Land Assessment (opportunity to be covered by condition);
- Noise Assessment: specifically to address noise from neighbouring non-residential uses;
- Sustainability; and
- Archaeology.

**5. Financial Implications**

None.

**6. Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

**7. Recommendations**

It is recommended that the Committee considers the key issues at this stage.

Appendices      1. Location Plan

Contact/tel/Email      Eileen McCormack Tel. 0131 529 3609

Wards affected      A15 - Southside/Newington

Background Papers      1. 10/02519/PAN

### Appendix 1

