

**Development Management Sub-Committee  
21 March 2012**

**Report by the Head of Planning on a Forthcoming Application by  
Cityheart Ltd for a Student Residential Development Incorporating  
Ancillary Elements and Associated Amenity Space at 22-24 Orwell  
Terrace, 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 Legal and Administrative Services

**REPORT ON FORTHCOMING APPLICATION by Cityheart Ltd. for a student residential development incorporating ancillary elements and associated amenity space 22 - 24 Orwell Terrace, Edinburgh**

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**Development Management Sub-Committee**

**1. Purpose of the Report**

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development at 22 – 24 Orwell Terrace Edinburgh.

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 site is allocated within the Urban Area in the Edinburgh City Local Plan.

In accordance with the provisions of Planning etc. (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 5 December 2011.

**3. The Site and the Proposal**

**Site Description**

The site is located at the south east end of Orwell Terrace which runs off Dalry Road. It is currently occupied by a large warehouse (the Plumb Centre) covering approximately 3287 square metres. There is a Lidl supermarket to the west and Dalry Community Park lies immediately to the south with the West Approach Road beyond. A mix of two, three and four storey residential properties lie to the north and east. The site lies immediately to the north of the area covered by the Fountainbridge Development Brief.

**Site History**

There have been two previous Proposal of Application Notices for student accommodation on the site in the past two years (references 10/00500/PAN and 10/01902/PAN). Neither of these were progressed.

## **Description of the Proposal**

The proposal is for a detailed application for planning permission for a student residential development incorporating ancillary elements and associated amenity space. The accommodation will be provided within three distinct blocks, two of which will be rectangular ranging between 4 and 6 storeys. There will be a feature 'rotunda' block to the south end of the site extending to 7 storeys. The site will be accessed from Orwell Terrace to the north with 4 car parking spaces provided adjacent to this access. There will be a central area of open space which will also provide space for larger service vehicles to manoeuvre. Peripheral areas will be suitably landscaped.

## **Community Consultation**

The Proposal of Application Notice 11/03915/PAN outlined a public consultation event which was held on Tuesday 21 February 2012. The results of the community consultation will be submitted with the application as part of the Report on Community 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;**

There is no specific land use designation within the local plan. Given the site's current employment use, assessment of the proposal will have to be made in accordance with Policy EMP4 which encourages the retention of employment land. Any loss will have to be justified. The introduction of purpose build student housing will also have to be assessed in terms of Policy HOU10.

**b) the design, layout are acceptable within the character of the area and there will be any impact on residential amenity;**

The application is likely to come forward as a detailed application. At this stage there have been some indicative details on the layout and design of the proposals, provided for information but not for assessment. The regeneration of the site offers the opportunity to enhance the area's townscape. The careful handling of the boundary relationship, and in particular the park, is an important consideration for any proposals. The applicant is required to submit a Design and Access Statement with the application.

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

Access to the development will be from Orwell Terrace. The applicants will be required to demonstrate that the site is capable of accommodating the proposed use in terms of parking, servicing and the impact on the road network. The application will be supported by a Transport Statement which will address these issues.

**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 the use stated and that the development is compatible with adjacent land uses. In order to support the application the following supporting documents will be submitted:

- desktop archaeological survey;
- surface water management plan/SUDS;
- noise;
- daylighting and privacy information;
- site investigation (contamination); and
- sustainability statement.

**5. 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.

**6. Recommendations**

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

**John Bury**  
Head of Planning and Building Standards

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Appendices      1. Location Plan

Contact/tel/Email      Emma Wilson 0131 529 3634

Wards  
affected

Background  
Papers

