

**Development Management Sub-Committee  
29 August 2012**

**Report by the Head of Planning on a Forthcoming Application by  
Chamic Developments for the erection of student accommodation  
at 396 – 410 Gorgie Road, 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, Risk and Compliance



**REPORT ON FORTHCOMING APPLICATION by CHAMIC DEVELOPMENTS for the erection of student accommodation at 396-410 GORGIE ROAD, 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 on land at 396-410 Gorgie Road.

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

**2. Summary**

This report advises members of a forthcoming planning application for student accommodation on a site at 396-410 Gorgie Road. The site is identified as being part of 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 15 May 2012.

**3. The Site and the Proposal**

**Site Description**

The site comprises small scale single-storey industrial buildings and a 2-storey former veterinary surgery. Pedestrian and vehicular access is currently taken into the site from Gorgie Road. A traditional stone wall acts as part of the frontage to the site, and there are high brick walls separating the site from surrounding uses.

The site is located in an area where there is a mix of uses. These include 8-storey residential blocks to the north, retail and residential to the east, the British Telecom offices to the south and single storey car showrooms to the west. There is no coherent building line or comprehensive built form as the regimented tenemental form traditionally associated with Gorgie Road ends at the junction to the east of the site.

## Site History

26 March 2008 – An application for the demolition of existing structures on site and the formation of a mixed use development comprising the relocation of vet surgery on site, 387 student bed spaces, 11 private flats, 1224sqm of retail space and associated amenity space was withdrawn (Application reference – 07/04494/FUL).

26 February 2009 – Permission was refused for the demolition of existing buildings on site and the formation of mixed use development, comprising 708 student bed spaces, retail, residential and new vet surgery (Application reference – 08/04049/FUL). The reasons for refusal related to the design and massing of the proposals.

7 March 2012 – Permission was granted subject to the conclusion of a legal agreement for the demolition of all existing buildings on site and the erection of a 318-bedroom, student accommodation development incorporating retail and office use (Application reference – 11/02827/FUL). It should be noted that the current site does not include the two workshops to the west.

## Description of the Proposal

Detailed planning permission will be sought for a mixed use development comprising student residences accommodating 257 bed spaces with two commercial units on the ground floor totalling 502 sq.m. The accommodation will be provided in an 'L'-shaped building ranging between 4 storeys with roofspace and 5 storeys with roofspace. The site will be accessed from Gorgie Road. Car parking will be provided for 27 vehicles. Open space will be provided primarily in the eastern corner of the site and landscaping will be located throughout the site.

## Community Consultation

The Proposal of Application Notice (12/02247/PAN) outlined that a 3 day consultation event will take place in August. The event is being held in an existing office on the site. 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 development plan designation on this site. The previous application established that a high density of student housing, office and retail use is acceptable on the site. An updated retail survey of the Gorgie Dalry town centre will be required as part of the forthcoming application to identify whether there would be an adverse impact on the vitality and viability of the centre.

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

The proposal includes the same height, materials and architectural treatment as the previous application. Further assessment will be required of the relationship with the north-eastern boundary and the functionality of the open space. 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;**

A new access will be formed onto Gorgie Road. Car parking will be provided in line with the Council's parking standards. The arrangements for commercial and residential waste collection will have to be assessed. The application will be supported by an addendum to the original Transport Statement 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 accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents will be submitted:

- surface water management plan/SUDS;
- sustainability statement;
- noise report; and
- archaeology report.

## **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.

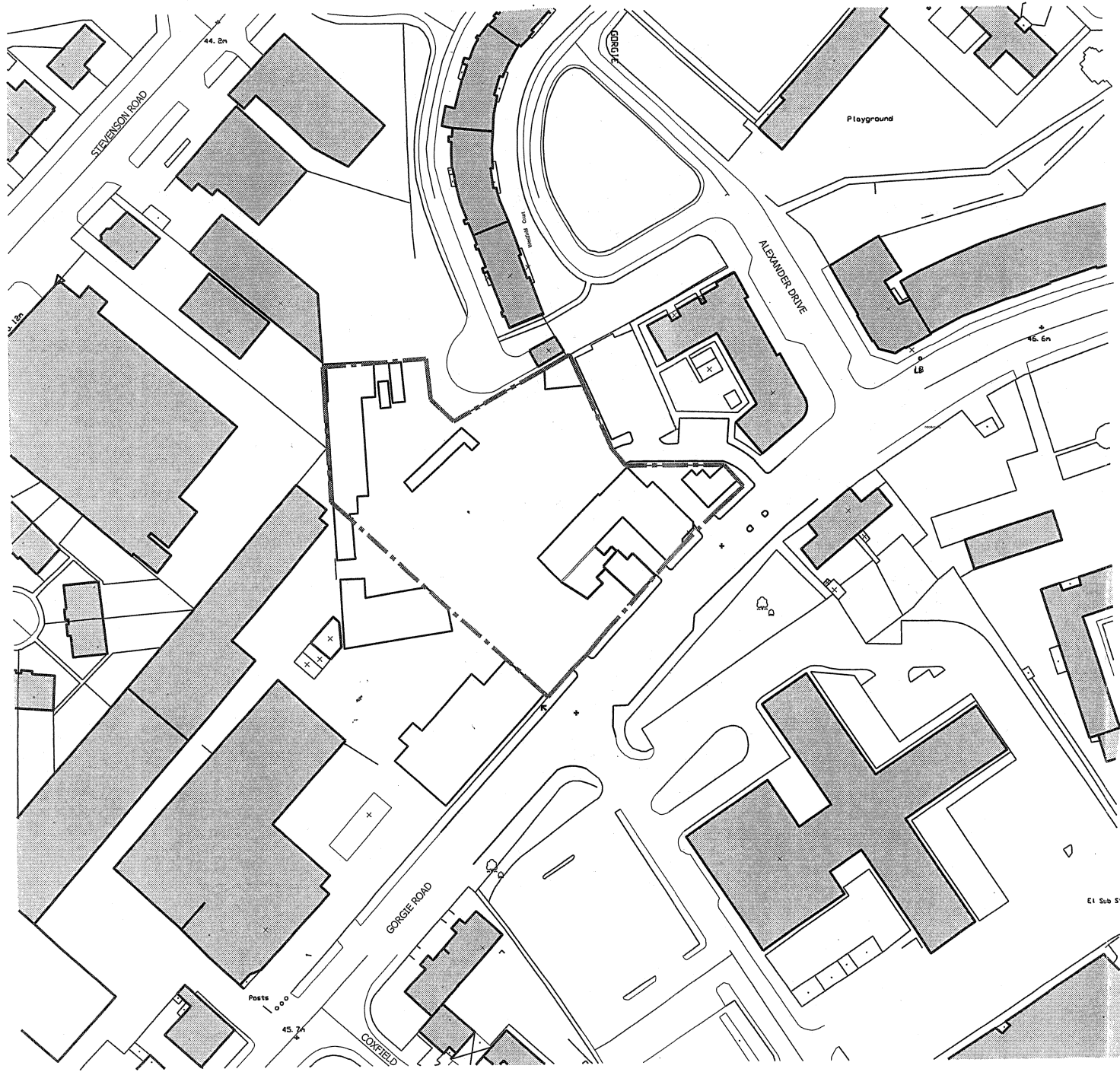
## **6. Recommendations**

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

**John Bury**  
Head of Planning

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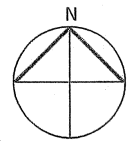
Appendices	1. Location Plan
Contact/tel/Email	Andrew Trigger 0131 529 3931 <a href="mailto:andrew.trigger@edinburgh.gov.uk">andrew.trigger@edinburgh.gov.uk</a>
Wards affected	A07 – Sighthill/Gorgie
Background Papers	12/02247/PAN



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KEY  
 ■ ■ ■ Site Boundary

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<b>PLANNING &amp; STRATEGY</b>			
DRAWING			
DC REF: 12/02247/PAN			
26 JUN 2012			
MEETING	DAGES	DECISION	DATE

Rev.	Dwg Desc	Date
CONTENT		
<b>LOCATION PLAN</b>		
PROJECT		
396-400 GORGIE ROAD EDINBURGH		
CLIENT		
CHAMIC DEVELOPMENTS LTD		
covell matthews ARCHITECTS		
<b>PRE- PLANNING</b>		

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