

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

**Report by the Head of Planning on a Forthcoming Application by De Vere Village Hotels and Leisure Ltd for the demolition of an existing office building and the erection of a mixed use development comprising hotel (class 7), health and fitness facilities (class 11), food and drink facilities (class 3), conference facilities (class 10) and associated car parking at 140 Crewe Road South, 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 DE VERE VILLAGE HOTELS AND LEISURE LTD for the demolition of an existing office building and the erection of a mixed use development comprising hotel (Class 7), health and fitness facilities (Class 11), food and drink facilities (Class 3), conference facilities (Class 10) and associated car parking at 140 Crewe Road South, 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 140 Crewe Road South.

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 the demolition of an existing office building and the erection of a mixed use development comprising hotel (Class 7), health and fitness facilities (Class 11), food and drink facilities (Class 3), conference facilities (Class 10) and associated car parking at a site at 140 Crewe Road South, Edinburgh. The site is within the Urban Area as shown on the Edinburgh City Local Plan Proposals Map.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 25 July 2012.

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

#### **Site Description**

The site extends to approximately 1.3 hectares, is relatively flat and currently contains a two storey office building and associated car parking. The office was constructed in 1987 but has now been vacant for several years.

The site is bounded by Ferry Road to the north and Crewe Road South to the west. East of the site is the State Street bank office building with residential development, known as Varcity, to the south of the site.

An existing stone wall and trees run round the roadside perimeter of the site. The existing substation is outwith the site boundary.

### **Site History**

No relevant recent planning history.

### **Description of the Proposal**

Detailed permission will be sought for a mixed use development consisting of a 120 bedroom hotel, conference facilities, health and fitness facilities and food and drink facilities.

The proposal will be based on the applicant's Urban Resorts model adapted for the site. A four storey element houses the hotel with the majority of the remaining facilities in a two storey element. Approximately 270 car parking spaces are proposed.

### **Community Consultation**

The Proposal of Application Notice (ref 12/02585/PAN) outlined two consultation events, the first on Friday 7 September at the Morrisons Store on Pilton Drive between 14.00 and 18.00 and the second on Saturday 8 September between 10.00 and 13.00 in the existing building 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;**

The site is located within the Urban Area although it is not specifically allocated for a particular use in the Edinburgh City Local Plan. There are three main local plan policies that relate to the principle of development.

Policy Emp 5 sets out that hotel development will be permitted in certain locations, one of which is on main approach roads to the city centre within the urban area.

Proposals for leisure development should be directed towards the Central Area or town centres. Justification should be provided in regards to site selection to comply with policy Ret 7.

Policy Emp 4 seeks to ensure that proposals for the redevelopment of sites that are or were last in employment use contribute to the city's stock of flexible business premises. Consequently, for such a mixed use development to be acceptable in principle, new floorspace for business use (class 4) should be included or justified otherwise.

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

The application is likely to come forward as a detailed planning application. At this stage there have been some indicative details on the layout of the proposals for information but not for assessment. This is based on the applicants own Urban Resort Model which has been used (or a variant of) at other sites across England. The general design is a modern building utilising dark rainscreen cladding. How the proposal fits onto the site will need to be assessed.

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;**

The applicant has indicated that the preference is to retain the existing access from Crewe Road South. Pedestrian access to the site will need to be considered. The application will be supported by a Transport Assessment which will address the impact of the proposals on the local road network. Compliance with the Council's standards of parking and access will be assessed as part of the proposals.

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

The applicant will be required to submit sufficient information to demonstrate that the site is capable of being developed for the intended use. In order to support the application the following supporting documents will be submitted:

- planning policy statement
- transport assessment;
- flood risk assessment;
- surface water management plan/SUDS;
- air quality assessment;
- tree survey;
- sustainability statement; and
- site investigation (contamination).

## **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

Appendices 1. Location Plan

Contact/tel/Email Kenny Bowes/ 0131 5296724/ kenneth.bowes@edinburgh.gov.uk

Wards affected A5 - Inverleith

Background  
Papers

### Appendix 1

