

**REPORT ON FORTHCOMING APPLICATION BY City of Edinburgh Council – Children and Families for the development of a new school and associated facilities and ancillary development at land at the former Fountain Brewery Site, 57 Metres Southeast Of 55 - 63 Dundee Street, Edinburgh.**

---

**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 57 metres southeast of 55 – 63 Dundee Street, 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**

This report advises members of a forthcoming planning application for the development of a proposed new school with associated facilities and ancillary development.

The site is identified within the adopted Edinburgh City Local Plan as being a development proposal for the Central Area – covered by Proposal CA3 Fountainbridge.

The site also falls within the area covered by the Fountainbridge Development Brief, approved on 3rd November 2004, and amended 1 December 2005.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 12 June 2012.

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

#### **Site Description**

The site forms part of an area of land that was previously occupied by the former Scottish and Newcastle Brewery. The site is part of the wider Fountainbridge South site which is bounded by the Union Canal to the south, Fountainbridge and Dundee Street to the north, Gibson Terrace to the west and the cleared site of the former Tartan Club to the east with Edinburgh Quay beyond. This particular site is located towards the centre of the site and is adjacent to Viewforth and the canal.

#### **Site History**

September 2011 – an application for the wider Fountainbridge South site was approved. This is for a mixed use development including offices (class 4), residential (class 9), retail (class 1), financial, professional and other services (class 2), food and drink (class 3), assembly and leisure (class 11), non-residential institutions (class 10), hotel (class 7), care home (class 8), student housing, servicing, access arrangements and provision of urban realm works.

It also includes the approval of siting of the principal development blocks; maximum massing and heights of the principal development blocks; points of pedestrian, vehicular and service vehicle access and egress; location of pedestrian/cycle routes through the site; and the location of urban spaces including a park, central amenity space, commercial amenity space and the canal zone (application reference 10/02955/PPP).

September 2011- planning permission granted for the erection of student residences with 117 flats with student centre and associated ancillary facilities, access, infrastructure and landscaping, a retail unit (Class 1), a community facility (Class 10 with ancillary cafe) and a public park. This development is currently under construction (application reference 11/00123/FUL).

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

Planning permission in principle will be sought for the development of a new school with associated facilities and ancillary development.

#### **Community Consultation**

The Proposal of Application Notice (12/02066/PAN) outlined public events taking place in the Fountainbridge Library. 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 allocated within the Edinburgh City Local Plan as being a development proposal for the Central Area – covered by Proposal CA3 Fountainbridge.

The site also falls within the area covered by the Fountainbridge Development Brief, approved on 3rd November 2004, and amended 1 December 2005.

The local plan policy refers to the objectives of the brief and how proposals will be expected to meet these. The brief seeks to ensure development proposals within this area make a positive contribution to enhancing the recreational potential of the canal and to introduce a mix of vibrant building frontages with public realm improvements and linkages for cyclists and pedestrians.

The proposed development should ensure that the proposals come forward as an integral part of a major regeneration project.

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

The proposed detailed site layout and design will be assessed in terms of the principles set down by the Fountainbridge Development Brief, the guiding principles established through the masterplan application (10/02955/PPP) and the visual impact on the surrounding area. 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 proposed development will be assessed to ensure that access arrangements, traffic generation, parking provision and public transport accessibility would be acceptable in terms of road safety. The application will be supported by a 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 being developed for the proposed uses and that the mix of uses is compatible with each other. The following supporting documents will be submitted:

- foul and surface water drainage strategy/management plan/SUDS
- air quality assessment;
- site investigation (contamination);
- sustainability statement
- noise and vibration assessment
- transport statement (including travel plan)

An Environmental Impact assessment (EIA) was carried out for the Planning Permission in Principle application for the Masterplan for the wider Fountainbridge South site. A screening opinion has been undertaken for the proposals and it is concluded that an EIA will be required for this application.

## **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 advises of any other issues.

**David R. Leslie**  
Acting Head of Planning and Building Standards

---

Appendices	1. Location Plan
Contact/tel/Email	Emma Wilson/0131 529 3634/emma.wilson@edinburgh.gov.uk
Wards affected	Fountainbridge/Craiglockhart
Background Papers	12/02066/PAN

