

REPORT ON FORTHCOMING APPLICATION by Sainsbury's Ltd for a variation of planning conditions at Inglis Green Road, 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 Inglis Green 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 the variation of a condition in respect of delivery hours at a site at Inglis Green Road. The site is allocated as 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 27 September 2012.

3. The Site and the Proposal

Site Description

The application site is the former B&Q superstore on the north side of Inglis Green Road and a factory unit to the north. Beyond this factory building to the north is the Water of Leith. To the south-east is the railway viaduct (category B listed). Beyond this is the Union Canal Aqueduct (a Scheduled Monument and category B listed). To the south, across the road are residential buildings and to the north-west is a large retail warehouse (Booker Cash and Carry), car showrooms and petrol filling station.

The site has been cleared and the supermarket is currently under construction.

Site History

June 1989 - Erection of non-food retail store approved (planning reference - 89/00936/FUL).

November 1995 - Extension of existing garden centre retail area into existing service yard (B&Q) - granted (planning reference - 95/01305/FUL).

24 January 2007 - Outline planning application for the extension of the existing B&Q unit, erection of garden centre and provision of additional parking and servicing facilities - Refused (planning reference - 05/01030/OUT).

31 May 2010 - Demolition of industrial premises, reconfiguration of existing car park, construction of additional car parking area for retail unit, provision of new stone entrance, recladding of retail building and ancillary facilities - granted (planning reference - 09/02136/FUL).

12 May 2010 - Application for a Certificate of Lawfulness of Proposed Use or Development at 12 Inglis Green Road. No specific condition was imposed on application ref 89/00936/FUL limiting the use of the premises to non food retail. Consequently there is no planning restriction to restrict the types of good sold from the existing premises - certificate issued (planning reference - 09/00092/CLP).

12 September 2011 - Planning permission in principle application for the demolition of all structures and development of foodstore, petrol filling station, car parking, servicing facilities and associated works - granted (planning reference - 10/02306/PPP).

19 April 2012 - Demolition of all structures and development of foodstore, petrol filling station, car parking, servicing facilities and associated works – approved (planning reference – 11/04125/AMC).

Description of the Proposal

The existing planning condition states that all deliveries/collections shall be restricted to the hours of 07.00 to 23.00 daily. Permission is sought to remove the condition to allow 24 hour deliveries/collections to meet servicing requirements.

Community Consultation

The Proposal of Application Notice (12/03473/PAN) outlined that a public exhibition would take place at Slateford-Longstone Church Hall in November. 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) there will be any adverse impact upon residential amenity;

The primary issue will be whether the impact of 24 hour deliveries/collections will adversely affect the amenity of neighbouring residents. A noise report will be submitted to demonstrate this impact and any mitigating measures that may be required.

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.

David R. Leslie
Acting Head of Planning and Building Standards

Appendices	1. Location Plan
Contact/tel/Email	Andrew Trigger / 0131 529 3931 / andrew.trigger@edinburgh.gov.uk
Wards affected	A07 – Sighthill/Gorgie
Background Papers	12/03473/PAN

