

Development Management Sub Committee

Wednesday 28 August 2013

REPORT ON FORTHCOMING APPLICATION BY AMCO DEVELOPMENTS GROUP LTD AND WEST REGISTER (REALISATIONS) LIMITED FOR PLANNING PERMISSION FOR HOTEL/APARTHOTEL AT 159 FOUNTAINBRIDGE EDINBURGH

Item number	7.2
Report number	
Background Papers	13/02182/PAN
Wards	A09 - Fountainbridge/Craiglockhart

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REPORT ON FORTHCOMING APPLICATION BY AMCO DEVELOPMENTS GROUP LTD AND WEST REGISTER (REALISATIONS) LIMITED FOR PLANNING PERMISSION FOR HOTEL/APARTHOTEL AT 159 FOUNTAINBRIDGE, EDINBURGH

Summary

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for a major development on land known formerly as 159 Fountainbridge, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 7 June 2013.

Recommendations

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

Financial impact

There are no financial implications for the Council.

Equalities impact

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

A sustainability statement will need to be submitted with the application.

Community consultation

The Proposal of Application Notice (13/02182/PAN) outlined a public exhibition to be held on 21 and 22 August 2013 at the Fountainbridge Library. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

REPORT ON FORTHCOMING APPLICATION BY AMCO DEVELOPMENTS GROUP LTD AND WEST REGISTER (REALISATIONS) LIMITED FOR PLANNING PERMISSION FOR HOTEL/APARTHOTEL WITH ASSOCIATED COMMERCIAL AND RETAIL USES AT 159 FOUNTAINBRIDGE, EDINBURGH

1. Background

1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development on land formerly known as 159 Fountainbridge, Edinburgh.

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

1.2 Site description

The application site is approximately 3,900 square metres in area. Apart from an access road to Fountainbridge on the north of the site, the north and west boundaries of the site are vacant brownfield land. Edinburgh Quay sits on the east boundary. The Union Canal, a Scheduled Ancient Monument forms the site's south boundary.

The application site forms the southeast part (approximately one third) of a larger site ('the larger site') which is described in the parallel proposal of application notice 13/02177/PAN.

The application site is currently vacant brownfield land.

Vehicular and pedestrian access to the site is taken from the recently formed service road to Edinburgh Quay.

There is a substantial drop in ground level from the edge of the Union Canal to the south part of the development site.

1.3 Site History

3 November 2004 - Fountainbridge Development Brief approved by Planning Committee.

1 December 2005 - Fountainbridge Development Brief Amendment approved by Planning Committee.

4 June 2007 – planning permission granted for mixed use development with 171 housing units, commercial space, public open space and associated parking and service areas (as amended) (03/04621/FUL). The current application site forms the southeast part of this site.

7 June 2013 - proposal of application notice submitted for a mixed use development of offices, hotel/aparthotel, residential, commercial and retail (13/02177/PAN). The current application relates to the southeast section of this larger site.

Other relevant planning applications

On land to the west in ownership of the City of Edinburgh Council

22 September 2011 - planning permission in principle granted for mixed use development including offices, residential, retail, financial, professional and other services, food and drink, assembly and leisure, non-residential institutions, hotel, care home, student housing, servicing, access arrangements and provision of urban realm (10/02955/PPP).

2. Main report

2.1 Description of the Proposal

An application for detailed planning permission will be submitted for an aparthotel/ hotel of 150 to 170 beds, with associated commercial and retail uses.

Vehicular access to the hotel will be from Fountainbridge. Pedestrian access will be from the Union Canal quayside, Freer Street and through the larger site on the north and west. Underground parking is proposed below the hotel.

The height of the proposed hotel is expected to relate to the immediately adjacent section of Edinburgh Quay and neighbouring consents.

The application is projected to run in tandem with an outline application for the larger site of which it forms part (see 13/02177/PAN).

2.2 Key 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 Edinburgh City Local Plan (ECLP) allocates the site as within the Central Area. Proposal CA 3 for Fountainbridge supports a mix of uses to maximise the site's potential in accordance with development briefs and other guidance.

b) the design and layout are acceptable within the character of the area and the proposals comply with the development plan and the Edinburgh Design Guidance

The ECLP proposal CA 3 expects that new layouts integrate with adjoining neighbourhoods, north-south links are improved, new public spaces and streetscape are consistent with the approved Fountainbridge Public Realm Strategy, and proposals provide attractive frontages to the canal, safeguard nature conservation and protect and enhance key views.

The proposals should have regard to the design policies within the ECLP, the Edinburgh Design Guidance and the Fountainbridge Development Brief. A design and access statement will accompany the application.

Important considerations include the height of the development and key views.

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

The proposals should have regard to transport policy of the City of Edinburgh Local Plan. Permeability through the site, incorporating increased pedestrian and cycle access to the canal towpath, will be an important consideration, as will linkages with the wider area. A transport assessment will accompany the application.

d) there are any other environmental factors that require consideration

The application will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals. The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the 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;
- ground water statement;
- sustainability statement;
- air quality impact assessment;
- noise report; and
- contamination survey.

e) the proposal will protect the Union Canal, a Scheduled Ancient Monument

It is expected that the canal and its setting are considered and respected in any proposals. Any works, including landscaping, within the scheduled area will require scheduled monument consent from Historic Scotland, who have been invited to comment on the application and will be consulted again at application stage. The interface with the canal towpath will require detailed consideration.

2.3 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 had the opportunity to comment.

3. Recommendations

- 3.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

David R. Leslie

Acting Head of Planning and Building Standards

Appendix 1

Location Plan



