

# Development Management Sub Committee

Wednesday 11 September 2013

**REPORT ON FORTHCOMING APPLICATION BY CRESTBRIDGE CORPORATE TRUSTEES LTD FOR MASTERPLAN PROPOSALS FOR MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL UNITS, COMMERCIAL DEVELOPMENT (CLASS 4 OFFICE/CLASS 7 HOTEL) AND ANCILLARY DEVELOPMENT (CLASSES 1, 2, 3 AND 10) TOGETHER WITH ASSOCIATED DEVELOPMENT INCLUDING CAR PARKING, LANDSCAPING, JUNCTION ALTERATIONS AND INTERNAL ACCESS ROADS AT LAND 148 METRE WEST OF 1 BROADWAY PARK, EDINBURGH**

<b>Item number</b>	7.1
<b>Report number</b>	
<b>Background Papers</b>	13/02549/PAN
<b>Wards</b>	A03 – Drum Brae/Gyle

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# **REPORT ON FORTHCOMING APPLICATION BY CRESTBRIDGE CORPORATE TRUSTEES LTD FOR MASTERPLAN PROPOSALS FOR MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL UNITS, COMMERCIAL DEVELOPMENT (CLASS 4 OFFICE/CLASS 7 HOTEL) AND ANCILLARY DEVELOPMENT (CLASSES 1, 2, 3 AND 10) TOGETHER WITH ASSOCIATED DEVELOPMENT INCLUDING CAR PARKING, LANDSCAPING, JUNCTION ALTERATIONS AND INTERNAL ACCESS ROADS AT LAND 148 METRE WEST Of 1 BROADWAY PARK, EDINBURGH**

## **Summary**

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To inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a major mixed-use development at South Gyle Broadway, 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**

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

## **Financial impact**

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There are no financial implications for the Council.

## **Equalities impact**

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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**

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

## **Community consultation**

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The Proposal of Application Notice (13/02549/PAN) outlined a public exhibition held on 16 and 17 August 2013 at the Edinburgh Marriot Hotel, 111 Glasgow Road. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading / external references

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

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## **Background**

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### **1.1 Purpose of the Report**

To inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a major mixed-use development at South Gyle Broadway, 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 site comprises 4.5 hectares and is rectangular in shape. The site fronts South Gyle Broadway to the north and South Gyle Crescent Lane to the south. The site is currently accessed from an existing vehicular access from South Gyle Broadway. To the east are office buildings, also in the ownership of the applicant. To the west and south are office and industrial premises. To the north, across South Gyle Broadway, are residential properties.

The application site is currently vacant brownfield land.

### **1.3 Site History**

The site is brownfield land having contained warehousing which has since been demolished.

2002 – planning permission granted for the erection of up to 31,500sq ft gross of office accommodation (01/04102/OUT).

2010 - planning permission granted for the renewal of the 2002 consent for offices.  
(09/01513/OUT)

## 2. Main report

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### 2.1 Description of the Proposal

The forthcoming application will be for Planning Permission in Principle. It will set out a framework for the development of a mixed use development comprising residential units, commercial development (class 4 offices/class 7 hotels) and ancillary development (classes 1, 2, 3 and 10).

It is anticipated that the development will comprise:

- up to 200 residential units comprising a mix of apartments, town houses, terraces, semi and detached housing;
- up to 80,000sq ft of commercial accommodation, the majority of which is anticipated to comprise office and hotel uses;
- up to 5000sq ft of retail located on the ground floor of the commercial properties;
- an element of class 10 (non-residential institution) is included within the description of the proposal. This is most likely to comprise a nursery facility.

Vehicular access is proposed at two points to the north and one point to the south. Pedestrian and cycle access is proposed to the north, south, east and west.

The building heights range from 2 to 4 storeys for the residential element with the commercial buildings comprising 3 storeys with an increased floor to ceiling height.

### 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 Edinburgh Park/South Gyle as a strategic business centre where the emphasis is on major employment generation and the provision of high quality office accommodation.

The Edinburgh Local Development Plan (LDP) sets out a new vision of a more balanced mixed use community incorporating a significant quantity of residential accommodation.

Policy DtS 5 (Edinburgh Park/South Gyle) states

Within the boundary of Edinburgh Park/South Gyle as shown on the Proposals Map, planning permission will be granted for development which maintains the strategic employment role of the area and also introduces a wider mix of uses. The requirements in principle will be for;

- a) comprehensively designed proposals which maximise the development potential of the area;
- b) development for office and other business uses as part of mixed use proposals;
- c) housing as a component of business- led mixed use proposals;
- d) the creation of a new commercial hub adjacent to Edinburgh Park Station ;
- e) additional leisure and community uses at Gyle shopping centre;
- f) an extension of the existing green space corridor (known as the Lochans) space;
- g) improved pedestrian and cycle links through the site and to provide strong, safe connections with services and facilities in the surrounding area.

**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 Edinburgh Local Development Plan Proposed Plan sets out development principles for the area. The vision is to create a thriving business and residential community, well integrated with the rest of the city through good public transport, pedestrian and cycle connections, a more balanced mix of uses and facilities and high quality public realm and green spaces.

Proposals should help contribute towards realising the long term vision for Edinburgh Park/ South Gyle. Where possible, proposals should incorporate new cycle and pedestrian links through the site and consider how these connect to other uses and routes across the Edinburgh Park and South Gyle area.

Key design considerations will include:

- a) establishing a new building line and height to South Gyle Broadway;
- b) changing the character of South Gyle Broadway to create an appropriate and attractive residential and business edge to the development;
- c) provision of adequate amenity space within the site;
- d) successful resolution of site edge conditions to ensure future connectivity is delivered ;
- e) the height of the development and key views.

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

The proposal should have regard to transport policies in the Edinburgh City Local Plan and the Edinburgh Local Development Plan. Increase pedestrian/cycle permeability

through the site is a key to the early delivery of better sustainable movement through the wider area.

The site is well located for public transport being within walking distance of South Gyle Railway Station and the Edinburgh Park heavy rail/tram hub.

**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:

- Transport Impact Assessment and Framework Travel Plan
- Flood Risk Assessment including Drainage Strategy
- Drainage Impact Assessment
- Noise Impact Assessment
- Desk Top Archaeology Report
- Tree Survey
- Update to Site Investigation
- Design and Access Statement
- Planning Statement
- Illustrative Masterplan
- Sustainability Statement Form
- Pre-application Consultation Report

### **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**

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- 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



