

Development Management Sub Committee

Wednesday 6 November 2013

REPORT ON FORTHCOMING APPLICATION by ROXHILL DEVELOPMENTS LTD FOR PLANNING PERMISSION FOR ERECTION OF A DISTRIBUTION WAREHOUSE AT CLIFTONHALL ROAD, NEWBRIDGE.

Item number	7.4
Report number	
Background Papers	1. 13/03330/PAN 2. Appendix 1
Wards	

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Elaine Robertson, Principal Planner

E-mail: e.robertson@edinburgh.gov.uk | Tel: 0131 529 3612

REPORT ON FORTHCOMING APPLICATION by ROXHILL DEVELOPMENTS LTD FOR A DISTRIBUTION WAREHOUSE.

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major business development at Cliftonhall Road, Newbridge.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 15 August 2013.

Recommendations

It is recommended that the Committee note the key issues at this stage and advise 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 (Reference:- 13/03330/PAN) outlined a public exhibition to be held on 8 September 2013 at Newbridge Bowling Club. 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 ROXHILL DEVELOPMENTS LTD FOR A DISTRIBUTION WAREHOUSE.

At Cliftonhall Road, Newbridge.

1. Background

1.1 Purpose of the Report

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major business development at Cliftonhall Road, Newbridge.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 15 August 2013.

1.2 Site description

The development site is located with the industrial estate at Newbridge. It is bounded to the north east by the Edinburgh/ Glasgow railway line and to the south by the Edinburgh/Bathgate railway line. To the west is partly developed industrial land.

Access to the site is via Cliftonhall Road. There are no buildings on the site.

The site is allocated within the Rural West Edinburgh Local Plan for development for Class 4, 5, or 6 uses.

1.3 Site History

October 2006 – Planning permission granted for the erection of a series of variable sized industrial units on site (Reference:- 06/01476/FUL).

2. Main report

2.1 Description of the Proposal

Planning permission will be sought for the erection of a single distribution warehouse in the region of 5,500 square metres. Access will be directly from Cliftonhall Road.

Parking will be provided within the site for staff, visitors and operational vehicles including HGVs and delivery vans.

A SUDs scheme will be brought forward on the site with the provision of an attenuation pond on the northern sector of the site.

2.2 Key Issues

The key considerations against which the eventual applications will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The Rural West Edinburgh Local Plan was adopted in 1 June 2006. Within that Plan the site is identified as being appropriate for the development of industrial/ employment uses within class 4, 5 or 6.

b) the design, layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The application will be for a single use building. Design principles in terms of landscaping and visual impact will be considered as part of the assessment. A design and access statement will accompany the application.

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

The principle of development of this site was previously established with the approval of planning permission for a larger scheme. The transport impact will be considered and a transport statement submitted with the proposals.

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 accommodating the development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents will be submitted:

- Phase 1 Habitats Survey;
- Land Contamination Survey;
- Surface Water Management Plan.

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 applications are received, and consultees and the public have the opportunity to comment.

3. Recommendations

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

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Appendix 1

Location Plan

