

Development Management Sub Committee

Wednesday 6 November 2013

REPORT ON FORTHCOMING APPLICATION by Scottish Prison Service for a new Women's Regional Unit, associated parking and alterations to the existing prison estate at Saughton Prison, Stenhouse Road, Edinburgh

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Background Papers	1. 13/03331/PAN 2. Appendix 1
Wards	A07 – Sighthill/Gorgie

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REPORT ON FORTHCOMING APPLICATION by Scottish Prison Service for a new Women's Regional Unit, associated parking and alterations to the existing prison estate at Saughton Prison, Stenhouse Road, Edinburgh

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a new Women's Regional Unit, associated parking and alterations to the existing prison estate on land at Saughton Prison.

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 at the detailed stage.

Community consultation

The Proposal of Application Notice (reference 13/03331/PAN) outlined a public consultation event to be held during October 2013 at the visitor centre within Saughton Prison. 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](#)

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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 at Saughton Prison.

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 comprises undeveloped land immediately to the east of the prison and existing car parks to the north-east. The Water of Leith runs to the south and east of the site. The wider area is predominantly residential in nature with the exception of the Stenhouse industrial estate to the north-east. The nearest residential properties are located on Stenhouse Mill Lane to the east of the site.

1.3 Site History

25 January 1999 – Permission was granted for a new visitors and families reception, information and counselling centre (Reference: - 98/01139/FUL).

14 December 2006 – Permission was granted for demolition of existing buildings, erection of new gates / entrance building, games hall, estates and stores building and relocation of parking (Reference:- 06/04100/FUL).

22 August 2007 – Permission was granted for a new 3 storey houseblock (Reference: - 07/02873/FUL)

17 March 2008 – Permission was granted for a new 3 storey houseblock (Reference:- 08/00654/FUL)

Prior to 2006, development within the prison estate benefitted from Crown exemption and did not require to formal planning permission.

2. Main report

2.1 Description of the Proposal

Detailed planning permission is sought to provide a dedicated women's regional unit. The proposal would require the reconfiguration of existing parking arrangements along with additional parking provision. The proposal may also require alterations to the existing prison entrance. A new Community Integration Unit may also form part of the proposals.

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 site is identified within the Edinburgh City Local Plan as part of the urban area. The proposal is an extension to a longstanding use.

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

The application is likely to come forward as an application for planning permission in principle. Indicative designs will be submitted but detailed building design is not to be agreed at this stage and will be subject to a further application.

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

Right turn access from Gorgie Road/Calder Road into the prison will be reviewed. The existing emergency access will have to be relocated and a new position will be identified as part of the forthcoming application. The reconfiguration and additional car parking will be detailed in the application and will be subject to Council guidelines.

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

- flood risk assessment;
- drainage assessment/SUDS;
- ecology survey; and
- archaeological evaluation.

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

