

Development Management Sub-Committee

Wednesday 25 June 2014

REPORT ON FORTHCOMING APPLICATION BY PARC CRAIGMILLAR LTD FOR PLANNING PERMISSION IN PRINCIPLE FOR A MIXED USE DEVELOPMENT INCLUDING RETAIL (CLASS 1); FINANCIAL, PROFESSIONAL AND OTHER SERVICES (CLASS 2); FOOD AND DRINK (CLASS 3); BUSINESS AND EMPLOYMENT (Class 4); RESIDENTIAL INSTITUTIONS (CLASS 8); RESIDENTIAL (CLASS 9); ASSEMBLY AND LEISURE (CLASS 11); SUI GENERIS FLATTED DEVELOPMENT; AND OTHER ASSOCIATED WORKS INCLUDING CAR PARKING, PUBLIC REALM ACCESS ARRANGEMENTS AND WORKS IN GENERAL AT LAND AT CRAIGMILLAR TOWN CENTRE (NIDDRIE MAINS ROAD EDINBURGH)

Item number	7.1
Report number	
Wards	17

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of Craigmillar Town Centre.

Links

Coalition pledges	
Council outcomes	CO7 , CO19 , CO23
Single Outcome Agreement	SO4

REPORT ON FORTHCOMING APPLICATION BY PARC CRAIGMILLAR LTD FOR PLANNING PERMISSION IN PRINCIPLE FOR A MIXED USE DEVELOPMENT INCLUDING RETAIL (CLASS 1); FINANCIAL, PROFESSIONAL AND OTHER SERVICES (CLASS 2); FOOD AND DRINK (CLASS 3); BUSINESS AND EMPLOYMENT (Class 4); RESIDENTIAL INSTITUTIONS (CLASS 8); RESIDENTIAL (CLASS 9); ASSEMBLY AND LEISURE (CLASS 11); SUI GENERIS FLATTED DEVELOPMENT; AND OTHER ASSOCIATED WORKS INCLUDING CAR PARKING, PUBLIC REALM ACCESS ARRANGEMENTS AND WORKS IN GENERAL AT LAND AT CRAIGMILLAR TOWN CENTRE (NIDDRIE MAINS ROAD EDINBURGH)

Recommendations

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

Background

2.1 Site Description

The application site located in Craigmillar on the north side of Niddrie Mains Road. Most of the site extends from Wauchope Terrace in the east to Harewood Drive in the west and Harewood Road in the north. It also includes a piece of land to the north of Harewood Road up to the railway embankment, behind the former Craigmillar Primary School building, and land to the west of the East Neighbourhood Centre which was the former Kwik Save site. A stretch of land along the front of the East Neighbourhood Centre is included in the application site too.

This part of Craigmillar is a mixed use area and contains a concentration of retail uses. Among the mix of uses are community facilities, such as The White House, the East Neighbourhood Centre, Craigmillar Medical Centre as well as business uses. The wider surrounding area is mainly housing and there are sports facilities nearby at the Jack Kane Centre and large areas of open space such as Hunter's Hall Park.

Niddrie Mains Road is a main thoroughfare linking Edinburgh with Musselburgh and is a high frequency bus route.

2.2 Site History

15 January 2009 – Minded to Grant subject to a legal agreement for erection of mixed use development including, residential (houses + apartments), residential care homes (class 8), business (class 4), retail (class 1), food store (class 1) (including cafe), petrol filling station, classes 2 and 3, Community High School (including public library, cafe and sports/ leisure facility), Train Station, with associated landscaping, infrastructure and car parking for development site at Niddrie Mains Road Edinburgh. Note: addendum to Committee 25 October 2012 to amend legal agreement (planning application 08/02553/OUT);

7 October 2010 – Permission granted for Council neighbourhood office and public library at development site At Niddrie Mains Road Edinburgh (planning application 10/01938/FUL);

26 October 2011 – permission varied for non-material variation to planning permission 10/01938/FUL - change from external rendered finish to pre-cast concrete cladding, changes to design of brise soleil and amendment to roof light detail planning application at development site At Niddrie Mains Road Edinburgh (planning application 10/01938/VARY);

10 December 2010 - Minded to Grant subject to a legal agreement for new town square public realm, including realignment of Harewood Drive and 'shared-space' principles as previously set out in the Craigmillar town centre application of June 2008 at development site at Niddrie Mains Road (Former St Francis RC School Site) Edinburgh (planning application 10/02425/FUL); and

15 March 2014 – Proposal of Application Notice approved for Craigmillar Town Centre: mixed use development including retail (class 1), financial, professional and other services (class 2); food and drink (class 3), business and employment (class 4); residential institutions (class 8), residential (class 9); assembly and leisure (class 11), sui generis flatted development and other associated works including car parking, public realm access arrangements and works in general at development site at Niddrie Mains Road Edinburgh (planning application 14/01696/PAN).

3.1 Description of the Proposal

The proposal is for a mixed use development including retail, professional and other services, offices, food and drink premises, business and employment uses, residential institutions, residential, flats and assembly and leisure uses. Associated works including car parking, public realm, access arrangements and works in general are also proposed.

The proposals will include a supermarket, retail premises and a restaurant fronting Niddrie Mains Road. The supermarket car parking will be to the rear with some parking in front of the other retail unit(s). There is the potential for industrial or business uses to the rear of the site.

Housing will be built in the current gap site to the east of the East Neighbourhood Centre and will be a mix of flats and colony style dwellings. They will be three and four storeys high. It is intended that these will include family sized units, e.g. three bedrooms.

Pedestrian and cycle routes will be provided through the site. Linear green space will be created in the housing area and the subsequent applications will include proposals for the public realm.

The proposal does not include a proposed high school. The school will come in as a separate application.

3.2 Key Issues

Planning permission in principle will be sought for a mixed use development.

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

The eastern part of the site, which forms the bulk of the site, is identified as a housing site (HSG7 – Niddrie Mains) in Edinburgh City Local Plan and in the proposed Edinburgh Local Development Plan March 2013 (HSG14).

The western, smaller, part of the site is identified as being a Local Centre in both Edinburgh City Local Plan and the Proposed Local Development Plan. The retail element of the proposals should comply with Policy Ret 4 – Local Centres. An indicative shopping proposal (S4) is shown on the Proposals Map to the east of the Local Centre with the aim of enhancing the role of the local centre through the development of new retail units and other facilities.

The Proposed Local Development Plan relocates the indicative shopping proposal (S1) more centrally within the Local Centre.

The subsequent Planning Permission in Principle will not include proposals for a secondary school. However, it is expected that the plans submitted at PPP stage will clearly demonstrate where the school will be located and that sufficient land will be available for the school. Indicative design information for the school, showing for example the entrance, should be submitted as it would be helpful to show the school in the context of the current mixed use proposal.

Affordable Housing proposed provision will require to comply with policy to provide 25% of units as affordable dwelling units.

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 come in as a planning permission in principle application. It will establish key features, including design parameters, access and landscaping. It should conform with Craigmillar Urban Design Framework and be accompanied by a Design and Access Statement.

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

The proposal should have regard to transport policy of the Edinburgh City Local Plan and Designing Streets. Consideration will need to be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

d) there are any other environmental factors that require consideration;

The applicant 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 information will be submitted:

- Site investigations – contamination survey & remediation
- Flood Risk Assessment, Drainage & Surface Water Management Plan
- Archaeology
- Noise Assessment - & mitigation (not essential but preferable to submit)
- Air quality

- Landscape Strategy – integrated with SUDS
- Pre-application Consultation Report (PAC)
- Design and Access Statement
- Transport Information
- Sustainability Information - (S1) Sustainability Assessment Form
- Energy Uses
- Affordable Housing
- Phase 1 Habitat Survey
- Tree Survey

3.3 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.

Financial impact

4.1 There are no financial implications for the Council. A legal agreement may be required at application stage.

Risk, policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

Equalities impact

6.1 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

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

Consultation and engagement

8.1 The Proposal of Application Notice (reference 14/01696/PAN) outlined a public exhibition held on 27 March 2014. A further consultation event was held on 11 June 2014 at The White House, Niddrie Mains 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

- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

Links

Coalition pledges

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

Location Plan

David R Leslie

Acting Head of Planning and Building Standards

Contact: Name, Jackie McInnes. Planning Officer

E-mail: jackie.mcinnnes@edinburgh.gov.uk | Tel: 0131 469 3731

Location Plan

