

Development Management Sub Committee

Wednesday 25 June 2014

REPORT ON FORTHCOMING APPLICATION BY WATKINS JONES FOR PLANNING PERMISSION FOR PROPOSED STUDENT RESIDENCES, PHASE 2 DEVELOPMENT OF 450 BEDROOMS WITH ASSOCIATED WORKS AT HERIOT WATT UNIVERSITY, LAND 180 METRES NORTH OF LORD THOMSON HALL

Item number	7.2
Report number	
Background Papers	1. (Appendix 14/000984//PAN
Wards	02 Pentland Hills

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Executive summary

REPORT ON FORTHCOMING APPLICATION BY WATKINS JONES FOR PLANNING PERMISSION FOR PROPOSED STUDENT RESIDENCES, PHASE 2 DEVELOPMENT OF 450 BEDROOMS WITH ASSOCIATED WORKS AT HERIOT WATT UNIVERSITY, LAND 180 METRES NORTH OF LORD THOMSON HALL

Summary

To inform the Development Management Sub Committee of a forthcoming planning application for planning permission for student housing at Riccarton Campus, Heriot Watt University.

In accordance with the provisions of Planning etc. (Scotland) Act 2006, the applicants submitted a Proposal of Application notice on 7 March 2014.

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 14/00984/PAN) outlined a public exhibition held on 29 April 2014 at Ceder Room, Level 3, Hugh Nisbet Building, Edinburgh Campus, Riccarton. 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

REPORT ON FORTHCOMING APPLICATION BY WATKINS JONES FOR PLANNING PERMISSION FOR PROPOSED STUDENT RESIDENCES, PHASE 2 DEVELOPMENT OF 450 BEDROOMS WITH ASSOCIATED WORKS AT HERIOT WATT UNIVERSITY, LAND 180 METRES NORTH OF LORD THOMSON HALL

1. Background

1.1 Purpose of the Report

To inform the Development management Sub Committee of a forthcoming planning application for student accommodation of 450 bedrooms with associated works.

1.2 Site description

The site lies on the western boundary of the Riccarton Campus of Heriot Watt University. The site is heavily screened by established woodland belt around the north and western boundary and links to the campus landscape area.

1.3 Site History

There is no relevant planning history relating to this site. Student housing has been built on land close to this site, in this part of the campus. The site is subject to the Heriot Watt Masterplan of 2000.

2. Main report

2.1 Description of the Proposal

An application will be submitted for detailed permission for 450 bedroomed student accommodation. The proposal would be part of a phased development forming a campus student village environment. The buildings would be 4 to 5 storeys high in an organic layout around proposed social interaction areas. The proposal would be accompanied by a landscape strategy which would link in with the wider campus.

2.2 Key Issues

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

- a) the principle of the proposed use is acceptable

The site is identified as land for student village north in the Riccarton Campus Masterplan.

b) the scale and design of the proposals are acceptable;

Indicative drawings have been submitted with the PAN proposal which show flat roofed blocks of varying heights of 4-5 storey finished in brick and render.

c) the proposal adversely affects residential amenity for both existing and future residents;

The residential properties will need to be assessed to ensure that there is adequate amenity for all future residents. The impact on existing neighbouring student residents will need to be fully assessed.

d) the proposal raises any implications for road or pedestrian safety

The proposed vehicle access and pedestrian and cycle routes should comply with the existing masterplan.

e) the proposal has any impact on biodiversity

The application will be accompanied by an ecological appraisal.

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

3. Recommendations

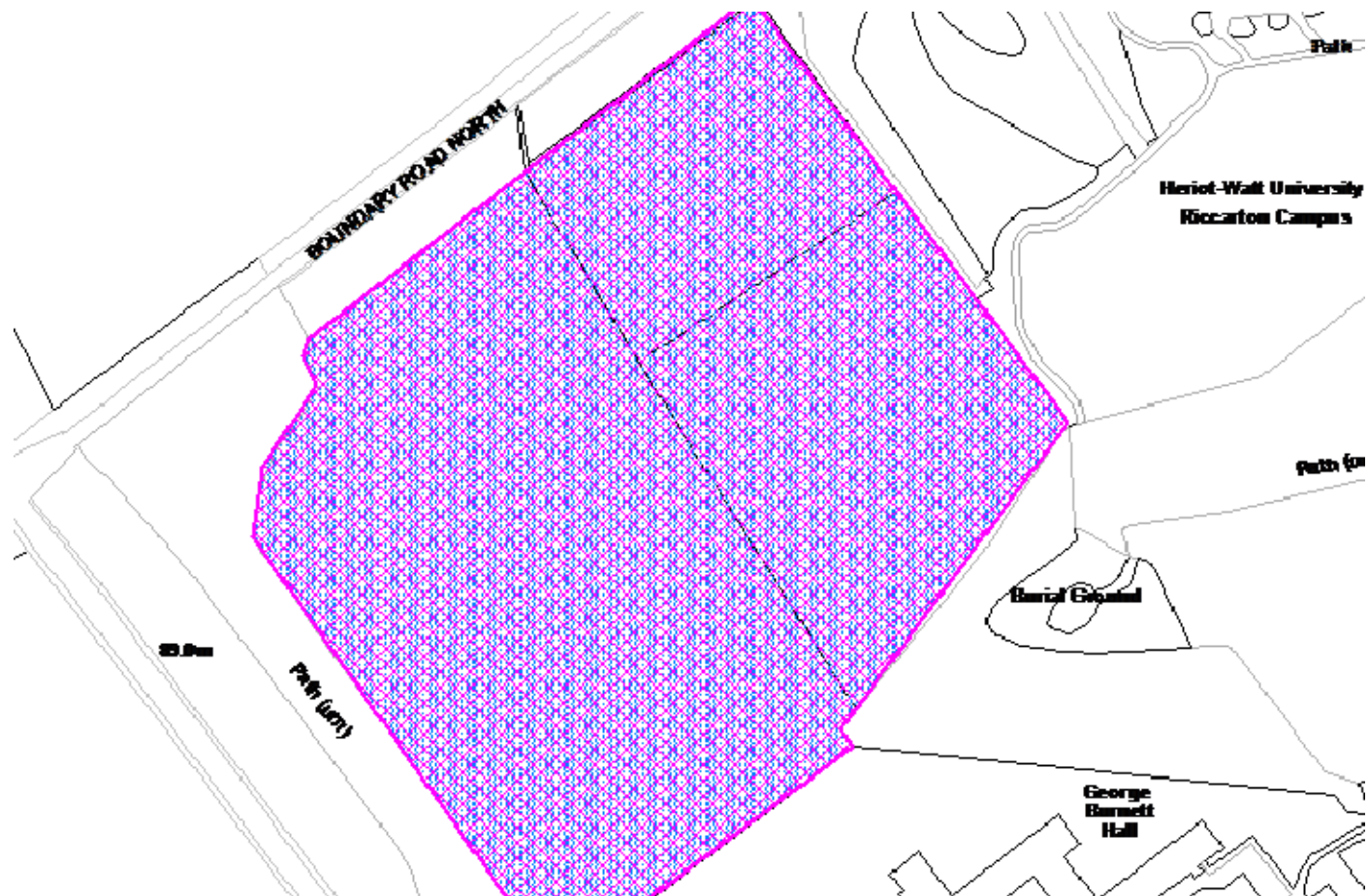
- 3.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

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Appendix 1

Location Plan



Location Plan

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