

# Development Management Sub-Committee

Wednesday, 24 September 2014

## REPORT ON A FORTHCOMING PLANNING APPLICATION IN RESPECT OF THE MASTERPLANNING OF THE ROYAL VICTORIA HOSPITAL SITE FOR PART INTEGRATED HEALTH AND SOCIAL CARE PURPOSES, INCLUDING RESIDENTIAL CARE ACCOMMODATION (CLASS 8 & 10) AND PART RESIDENTIAL DEVELOPMENT (CLASS 9), OPEN SPACE, LANDSCAPING AND NEW ACCESS TOGETHER WITH VARIOUS WORKS INCLUDING DEMOLITION.

Item number	9.1
Report number	
Wards	

### Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of the masterplanning of the Royal Victoria Hospital site for part integrated health and social care purposes, including residential care accommodation (class 8 & 10), and part residential development (class 9), with open space, landscaping and new access together with various works including demolition at the Royal Victoria Hospital site in Craighleith.

### Links

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Coalition pledges	
Council outcomes	<a href="#">CO7</a> , <a href="#">CO19</a> , <a href="#">CO23</a>
Single Outcome Agreement	<a href="#">SO4</a>

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 13 August 2014.

## **REPORT ON A FORTHCOMING PLANNING APPLICATION IN RESPECT OF THE MASTERPLANNING OF THE ROYAL VICTORIA HOSPITAL SITE FOR PART INTEGRATED HEALTH AND SOCIAL CARE PURPOSES, INCLUDING RESIDENTIAL CARE ACCOMMODATION (CLASS 8 & 10) AND PART RESIDENTIAL DEVELOPMENT (CLASS 9), OPEN SPACE, LANDSCAPING AND NEW ACCESS TOGETHER WITH VARIOUS WORKS INCLUDING DEMOLITION.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site Description**

The Royal Victoria Hospital site extends to 6.1 hectares in area. It is bound to the south by a tree belt and stone wall along Craigleith Road, to the east by Comely Bank Cemetery and Napier University buildings, and to the west and north by the residential area of Craigleith Hill. The immediate surrounding residential area is characterised by one and one-and-a-half storey houses.

The site includes two category B listed buildings (the Administration Block and Gateway Lodge). The administration block is located on the north east corner of the site and the gateway lodge sits at the south of the site.

Also within this application site are various existing hospital buildings which are either still in hospital use or are vacant. These buildings range from single storey to two storeys in height. The single storey buildings vary in style and quality from pre-fabricated buildings in poor condition to the architecturally designed (Reiach and Hall) 1960s accommodation with courtyard spaces. The two storey buildings (Stewart House) were formerly nurses' accommodation and date back to the 1930s.

There are a number of mature trees within the site, particularly along the southern perimeter where there is a thick band of mature woodland. There are further trees along the other perimeters of the site and also dispersed within the site.

There are currently three existing access points serving the site. Two of these accesses are from Craigleith Road and provide access for vehicles and pedestrians, and the third is a pedestrian only access from Crewe Road South via the Napier University site.

## **2.2 Site History**

There is no relevant site history, although a concurrent Proposal of Application Notice has been submitted for the first phase of the redevelopment of the site (Proposal of Application reference: 14/03300/PAN).

## **Main report**

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### **3.1 Description of the Proposal**

Planning Permission in Principle (PPP) will be sought in respect of the masterplanning of the Royal Victoria Hospital site for part integrated health and social care purposes, including residential care accommodation (class 8 & 10), and part residential development (class 9), with open space, landscaping and new access together with various works including demolition.

### **3.2 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 Edinburgh City Local Plan identifies the site as being within the Urban Area where there is a presumption in favour of appropriate development where it conforms to other policies in the plan.

There is a large area along the southern boundary of the site which falls within the open space designation of the local plan and in these areas there is a presumption against development unless it can be demonstrated that certain criteria will be met.

The second Proposed Local Development Plan maintains the site as being located within the urban area with an area of designated open space.

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

The application will be required to comply with the Edinburgh Design Guidance. A design and access statement will accompany the application.

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

The proposals should have regard to transport policies 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. A transport statement will be required to support the application.

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

The applicants will be required to submit sufficient information to demonstrate that the development is appropriate at this location and that the site is capable of accommodating the development while maintaining residential amenity and a suitable amount of open space. In order to support the application the following supporting documents will be submitted:

- Pre-Application Consultation Report
- Planning Statement
- Design and Access Statement
- Transport Statement
- Landscape and Visual Impact Appraisal
- Flood Risk Assessment and Surface Water Management Plan
- Noise Assessment
- Phase 1 Habitat and Protected Species Survey
- Heritage / Archaeological Assessment.

### **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**

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4.1 There are no financial implications for the Council.

## **Risk, policy, compliance and governance impact**

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

## **Equalities impact**

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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

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7.1 A sustainability statement will be submitted with the application.

## Consultation and engagement

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8.1 The Proposal of Application Notice (reference 14/03299/PAN) outlined a public exhibition to be held on 4 September 2014 at The Hazel Hall, St Ninian's Church. 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 Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

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## Links

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### 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

## Location Plan

