

Development Management Sub-Committee

Wednesday, 14 January 2015

REPORT ON FORTHCOMING APPLICATION FROM REALIS ESTATES LIMITED TO DEMOLISH EXISTING RETAIL PREMISES AND ERECT A FOOD RETAIL DEVELOPMENT WITH ANCILLARY CAFÉ AND ASSOCIATED CAR PARKING AND LANDSCAPING AT 181-195 ST JOHN'S ROAD, EDINBURGH, EH12 7SL

Item number	9.2
Report number	
Wards	Corstorphine / Murrayfield

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for the demolition of existing retail premises and the erection of a food retail development with ancillary café and associated car parking and infrastructure on land at 181-195 St John's Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 14/04655/PAN) on 5 November 2014.

Links

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

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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 site is located on the south side of St John's Road, east of the junction with Manse Road. It currently accommodates a two storey, flat roof, shop at the eastern most end before dropping down to single storey, flat roof, parade of seven shops, including the former Woolworths and a hot food takeaway. The retail units provide an active frontage onto St John's Road. A service yard, accessed from Manse Road, is located to the rear and enclosed by a high stone wall. Two mature trees flank the access.

The site is 0.56 hectares and includes public road, footpath and controlled junction at Manse Road and St John's Road.

The site is located in the Corstorphine Conservation Area and is positioned at its north-western boundary. It is also located in the Corstorphine Town Centre and forms part of the primary frontage known as 1-12 Ormiston Terrace & 181-195 St Johns Road.

The surrounding area is mixed use with a strong commercial presence on St John's Road and a residential character on Manse Road. The south side of St John's Road is characterised by three storey tenement blocks with ground floor shops. Manse Road is characterised by stone built terraced houses and semi-detached cottages ranging from one-and-a-half stories to two stories in height.

The site is bounded by the Manse and its curtilage to the south. The Manse is a large detached dwelling set in a generous garden with mature trees.

2.2 Site History

No site history.

3.1 Description of the Proposal

The proposal is for the demolition of the existing shops and the development of food retail premises with ancillary café, parking, infrastructure and landscaping.

It is expected that the footprint and massing of the proposed building will be greater than that of the existing shops with retail on the ground floor with two storeys of car parking above, providing 140 car parking spaces. Access to the proposed car park will be provided from Manse Road.

The road layout is also proposed to be altered; introducing two-way traffic for a portion of Manse Road to access the proposed car park. This will require a new junction design at St John's Road / Manse Road.

The agent has indicated the mature pine, oak and silver birch trees positioned along the footpath on Manse Road and on-street parking on Manse Road will be removed. The trees are protected because they are located in Corstorphine Conservation Area.

3.2 Key Issues

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

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

The site is located in a designated town centre where retail development is supported in principle provided it accords with five considerations set in policy Ret 2;

- a) it will not have a significant adverse effect on other shopping centres; including the city centre and town or local centres;
- b) the proposal will be integrated satisfactorily into the centre;
- c) the proposal is compatible, in terms of scale and type, with the character and function of the centre;
- d) the proposal will reinforce the range of facilities and vitality of the centre; and
- e) the proposal will improve the accessibility of the centre for all transport modes.

A retail impact assessment is required to demonstrate the proposal will not have a significant adverse effect on the existing and other town centres and that it will make a positive contribution to the town centre.

The site is located in an Air Quality Management Area where air quality standards are not being met and remedial measures are required. Policy Env 18 supports development that has no significant adverse effects on health, the environment, amenity and air quality unless appropriate mitigate can be provided.

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

The site is located in the Corstorphine Conservation Area and there is a statutory duty to ensure development preserves or enhances the character or appearance of the conservation area and is reinforced by policy Env 6.

The demolition of the existing buildings requires conservation area consent. The replacement building will have to demonstrate it preserves or enhances the character or appearance of the conservation area.

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. The applicant is required to submit a Design and Access Statement with the application.

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

The site fronts onto St John's Road which is a main road to and from the city centre and west. Manse Road links Corstorphine High Street to St John's Road and is a route to Corstorphine Primary School located to the south-west of the application site on Corstorphine High Street.

The proposals will be assessed against the Council's parking standards. Non-compliance with the Parking Standards will have to be justified in terms of road safety and design. Alterations to the road layout will require support from the Roads Authority.

d) the impact on trees is acceptable;

The trees located on Manse Road and within the service yard are protected because they are located in Corstorphine Conservation Area. The Town and Country Planning (Scotland) Act 1997 (as amended) requires the planning authority to ensure that, in granting planning permission for any development, adequate provision is made for the preservation or replacement planting of trees.

A mature oak and pine trees flank the access to the service yard and car park of the site and are estimated to be around 150 years old.

Policy Env 12 does not support development that will have a damaging impact on a tree or trees worthy of retention when considering their townscape value and status. A tree survey is required to assess the impact of the proposal on trees.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Design & Access Statement;

- Retail Impact Assessment;
- Transport Information;
- Tree survey;
- Sustainability Statement;
- Noise Impact Assessment;
- Air Quality Assessment; and
- Surface Water Management Plan.

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 application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 It is likely that the application will be subject to a legal agreement.

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 14/04655/PAN) outlined a public event to be held at Corstorphine Library between 15:00 and 19:00 on 10 December 2014.

Prior to submitting the PAN the applicant carried out a consultation exercise including: informing local councillors, MSP and MP; meeting community council representatives; informing residents on Manse Road by way of a leaflet; meeting local businesses and community groups; setting up a project website (www.waitrosecorstorphine.com);

issuing a press release; and holding a public exhibition at St Ninian's Church Hall on 5 – 6 September 2014.

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](#)

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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

