

Development Management Sub-Committee

Wednesday 28 January 2015

REPORT ON FORTHCOMING APPLICATION BY ABILITY HOTELS FOR PLANNING PERMISSION FOR PROPOSED DEVELOPMENT OF A 175 BED HOTEL TOGETHER WITH CAR PARKING AND LANDSCAPING AT ALMOND AVENUE, EDINBURGH AIRPORT, EDINBURGH.

Item number	9.1
Report number	
Wards	A01 - Almond

Summary

The purpose of the report is to inform the Development Management Sub Committee of a forthcoming planning application for planning permission for a 175 bed hotel and associated facilities, car parking and landscaping. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference ; 14/04658/PAN) on 4 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 lies directly to the south of the airport's main terminal buildings, control tower and car park. The site is currently used as office buildings and associated car parking by Edinburgh Airport. The site is accessed from Almond Avenue to the south which comes off Almond Drive to the west. The Spitfire memorial sculpture sits on the northern perimeter of the site.

2.2 Site History

Planning permission was granted on 17 April 2012 for a 350 bed hotel (planning reference 10/01392/FUL). The application site for that proposal was larger extending to Fairview Road in the south.

Main report

3.1 Description of the Proposal

An application will be submitted for detailed planning permission for a 175 bed hotel with potential for expansion, associated facilities, car parking and landscaping. Indicative drawings associated with the public consultation exercise propose a building sited in the south western corner of the site in a block form of up to six storeys in height, plus plant on the roof. Vehicle access would be from Almond Avenue with 75 car parking spaces proposed along the north east and south east boundary. An area of grassed land is identified as possible future expansion.

3.2 Key Issues

The key issues that require to be addressed include whether:

a) the principle of the proposed use is acceptable;

The BAA Masterplan states that there is an under provision of hotel accommodation around Edinburgh Airport. The principle of a hotel on the site was approved in the granting of planning permission 10/01392/FUL. The second Proposed Local Development Plan identifies the site as within policy EMP4 Edinburgh Airport. All development within the airport boundary must accord with the West Edinburgh Strategic Design Framework.

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

Indicative drawings have been submitted with the PAN proposal which show the hotel building at six storeys in height which is similar to the airport terminal building and the previously approved consent. The proposal will be required to meet with the satisfaction of BAA. At 175 beds the scale of the hotel proposed is smaller than that previously granted planning permission. The design of the building however remains similar to that approved.

c) the proposal will affect highway safety;

The application proposals will be required to demonstrate how it is intended to meet the mode share targets set out in the West Edinburgh Strategic Design Framework and the Council's guidelines on Parking Standards. The development will be required to make a contribution to the Tram network and to satisfy the terms of the West Edinburgh Transport Appraisal.

d) the proposal satisfies air quality;

The application proposals will be required to be supported by an Air Quality Assessment to the satisfaction of Environmental Assessment having regard to the new Local Transport Strategy.

e) the proposal will meet sustainability criteria;

The applicant will be required to submit a sustainability assessment for the proposal.

f) the proposal affects archaeology within the site;

The City Archaeologist is keen to secure the protection of the Memorial Spitfire within the site. A programme of archaeological works will be secured through the planning permission.

g) the proposal provides appropriate landscaping;

The applicant will be required to submit a detailed landscaping plan that meets with the objectives of the West Edinburgh Strategic Design Framework.

h) the proposal will pose a flooding risk;

The site sits to the north of an area of land identified as Important for Flood Management. The application should be accompanied by a Flood Risk Assessment. A SUDs scheme will be required.

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 14/04658/PAN) outlined a public exhibition held on 25 November 2014 at Norwood Community Centre. 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

Location Plan

