

# Development Management Sub-Committee

Wednesday, 11 February 2015

**REPORT FOR FORTHCOMING APPLICATION BY FOUNTAIN NORTH LTD FOR PLANNING PERMISSION FOR A RESIDENTIAL AND MIXED USE DEVELOPMENT INCLUDING CLASS 1 (RETAIL), CLASS 2 (FINANCIAL, PROFESSIONAL AND OTHER SERVICES), CLASS 3 (FOOD AND DRINK), CLASS 4 (BUSINESS), CLASS 7 (HOTEL) AND/OR CLASS 11 (LEISURE), AND ANCILLARY WORKS AT LAND AT SPRINGSIDE, FOUNTAINBRIDGE.**

Item number	9.1
Report number	
Wards	A09 – City Centre

## Summary

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The purpose of the report is to inform the Development Management Sub Committee of a forthcoming planning application for planning permission for a residential and mixed use development including Class 1 (Retail), Class 2 (Financial, Professional and other Services), Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotel) and/or Class 11 (Leisure), and ancillary works. 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; 14/05337/PAN) on 22 December 2014.

## 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>

# **Report on forthcoming application by Fountain North for planning permission for a residential and mixed use development including Class 1 (Retail), Class 2 (Financial, Professional and other Services), Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotel) and / or Class 11 (Leisure), and ancillary works at Land at Springside, Fountainbridge.**

## **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 site forms part of the redundant brewery which lies on the north side of Fountainbridge, now known as Springside (formerly known as Fountain North). The wider site has now been partly built out to both the west and to the east. The application site covers the central area of the wider site.

The site is bounded to the west by a new vehicular access route linking Dundee Street and the West Approach Road, with two large blocks of student accommodation (one of which is still under construction) lying beyond. Fountain Park Leisure Complex lies behind these. To the east lies Melvin Walk, which is a newly completed pedestrian access route linking Fountainbridge with the West Approach Road. There is the recently completed Springside flatted development on the opposite side. Beyond these lie the tenemental streets of Upper Grove Street, Brandfield Street and Grove Street.

To the north is the West Approach Road, constructed on the line of a former railway; and to south is Dundee Street/Fountainbridge. Both these roads carry high volumes of traffic into and through the area. Beyond the West Approach Road, to the north is Morrison Crescent a residential development of affordable dwellings. To the south of Fountainbridge/Dundee Street is the remaining redundant brewery site which has also been partially built out with student accommodation.

## **2.2 Site History**

### **Site specific**

3 November 2004 - Fountainbridge Development Brief approved (amendment approved on 1 December 2005).

6 December 2006 - outline planning permission was granted for a mixed use development on the wider brownfield site (Reference: 05/00106/OUT) subject to a legal agreement and conditions.

6 June 2007 - reserved matters application granted for public realm works (Reference: 06/05235/REM).

### **Related site history (wider Fountain North site)**

13 August 2007 - planning permission was granted for residential development to the north east corner of the site (Block A2). This is now complete and occupied (Reference: 07/00189/FUL).

22 May 2007 – reserved matters application granted for student residences and ground floor retail unit (Block K). These are completed and occupied (Reference: 07/00385/REM).

3 August 2007 – reserved matters granted for residential development of 20 affordable housing units (Block C2). These are completed and occupied (Reference: 07/00190/REM).

3 August 2007 – planning permission was approved for residential development of 219 flats (Blocks B1, B2 and C1). These are part completed and occupied (Reference: 07/00191/REM).

29 November 2007 - planning permission granted for office development with retail at ground level (Block F site) (Reference: 07/03698/REM).

8 April 2011 – planning permission in principle was approved for managed student flats for rent (Block J) (Reference: 10/02114/PPP).

30 July 2012 - approval of matters specified in conditions application approved for managed student flats for rent (Block J) (Reference: 12/00128/AMC).

4 December 2013 – minded to grant planning permission (subject to a legal agreement) for the erection of a building for 181 bedroom four star hotel with associated facilities, food and drink (class 3) unit, car parking, hard and soft landscaping and other associated works (Block F) (Reference 13/01405/FUL).

## Main report

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### 3.1 Description of the Proposal

An application will be submitted for planning permission for a residential and mixed use development including Class 1 (Retail), Class 2 (Financial, Professional and other Services), Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotel) and/or Class 11 (Leisure), and ancillary works.

### 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 application site forms part of the wider Fountainbridge area and is identified in the Edinburgh City Local Plan (ECLP) as 'Central Area Proposal 3' and in the Second Proposed Local Development Plan as CC3. These documents set out seven key opportunities which reinforce the approved development brief in relation to the comprehensive redevelopment of the site. Policies support the development of the site for mixed use development with one of the key principles being to "provide mixed use development including a local centre, residential, office, small business units, retail, leisure, community and tourist/visitor facilities".

The wider Fountainbridge site has already delivered residential accommodation (including affordable units), student housing, retail units and permission has been granted for a hotel and the new Boroughmuir High School.

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

The proposed development will likely come forward as a detailed application. Outline planning permission has already been granted which identified an indicative general layout with building footprints and heights. Proposals will have to be considered against local plan policies and the approved Edinburgh Design Guidance and the public realm strategy which has also been approved for the wider area.

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 will have to consider current transport policies of the ECLP, the Second Proposed LDP and Designing Streets. Transport information will be required to support the proposals.

**d) 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 and Access Statement;
- Planning Statement;
- Pre-application Consultation Report;
- Environmental Report;
- Sustainability Statement;
- Noise Assessment;
- Flood Risk and Surface Water Information;
- Air Quality Assessment and;
- Archaeological information.

### **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**

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

## **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 need to be submitted with the application.

## Consultation and engagement

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8.1 The Proposal of Application Notice (reference 14/05337/PAN), outlined a public event to be held at Bainfield Union, Bainfield Student Residences on Thursday 12 February 2015 between 2pm and 7.30pm. A further consultation event will be held to present more detailed proposals for the site following receipt and evaluation of feedback from the first event. The date of this event will be determined following the first event in order that feedback can be taken account of.

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

