

Development Management Sub-Committee

Wednesday, 11 February 2015

REPORT ON FORTHCOMING APPLICATION BY WEST CRAIGS LTD, FOR A MIXED USE DEVELOPMENT INCORPORATING CLASS 4 (EXCLUDING OFFICES), CLASS 5, CLASS 6, RESIDENTIAL DEVELOPMENT, LANDSCAPING, ASSOCIATED ACCESS AND ALL ANCILLARY DEVELOPMENT. SITE 100M EAST OF 194 GLASGOW ROAD.

Item number	9.2
Report number	14/04157/PAN
Wards	AO1 - Almond -

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application for a mixed use development incorporating Class 4 (excluding offices), Class 5, Class 6 and residential development, landscaping, associated access, and all ancillary development.

In accordance with the provisions of Town and Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice on 14 October 2014.

Links

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

REPORT ON FORTHCOMING APPLICATION BY WEST CRAIGS LTD, FOR A MIXED USE DEVELOPMENT INCORPORATING CLASS 4 (EXCLUDING OFFICES), CLASS 5, CLASS 6, RESIDENTIAL DEVELOPMENT, LANDSCAPING, ASSOCIATED ACCESS AND ALL ANCILLARY DEVELOPMENT. SITE 100M EAST OF 194 GLASGOW ROAD.

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 immediately to the north of Glasgow Road (A8) and to the north west of Gogar Roundabout. The south west corner of the site is occupied by the Gogar Burn tram stop. To the north of the application site lies Edinburgh Airport, to the south east is the Gogar Roundabout and to the east, and north east, the site is bound by the east coast mainline railway.

2.2 Site History

No relevant site history.

Main report

3.1 Description of the Proposal

Planning permission will be sought for a mixed use development incorporating Class 4 (excluding offices), Class 5, Class 6 and residential development, landscaping, associated access, and all ancillary development.

3.2 Key Issues

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

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

The Rural West Edinburgh Local Plan was adopted in 1 June 2006. Within that Plan the site is identified as being located within the International Business Gateway.

The Second Proposed Local Development Plan (LDP) maintains the site as being located within the International Business Gateway.

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 for planning permission in principle. Matters concerning design and layout will be considered as part of an application for matters specified by conditions.

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

The proposals should have regards to transport policy of the Rural West Edinburgh Local Plan and Designing Streets. Transport information 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 site is capable of accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents may be required:

- Design and Access Statement;
- Ecology Survey;
- Tree Survey;
- Noise information;
- Sustainability information;
- SUDS / surface water management information;
- Archaeology Heritage information;
- Site investigation information;
- Air quality information; and
- Landscape Strategy.

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

4.1 There are no financial implications for the Council.

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 14/04157/PAN) outlined a public exhibition to be held on 26 November 2014 at the Marriott Hotel, Glasgow Road, Edinburgh. 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](#)

David R Leslie

Acting Head of Planning and Building Standards

Contact: Colin Bryans, Planning Officer

E-mail: colin.bryans@edinburgh.gov.uk | Tel: 0131 529 4279

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

