

Development Management Sub-Committee

Wednesday, 11 February 2015

REPORT FOR FORTHCOMING APPLICATION BY UNIVERSITY OF EDINBURGH FOR PROPOSAL OF APPLICATION NOTICE 14/05341/PAN AT LAND 49 METRES NORTH OF 49, POTTERROW, EDINBURGH FOR REVISIONS TO THE ORIGINAL CONSENT (04/03124/FUL) TO: A) CREATE A MORE PROMINENT PUBLIC ENTRANCE AND PUBLIC 'WAY THROUGH' POTTERROW TO THE CENTRAL COURTYARD; B) CREATE A GREATER DEGREE OF VARIATION TO THE SKYLINE PROFILE ON POTTERROW; AND C) OMIT THE 29 CAR PARKING SPACES ORIGINALLY PROPOSED FOR THE PHASE THREE BASEMENT.

Item number	9.3
Report number	
Wards	A15 - Southside/Newington

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 revisions to the original consent (04/03124/FUL) to: a) create a more prominent public entrance and public 'way through' Potterrow to the central courtyard; b) create a greater degree of variation to the skyline profile on Potterrow; and c) omit the 29 car parking spaces originally proposed for the phase three basement.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 22 December 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 forms part of a larger site bound by Marshall Street to the north, Crichton Street to the south, Potterrow to the east and Charles Street to the west. Phases 1 and 2, fronting Charles Street, Crichton Street and part of Potterrow have already been completed. The site extends to 0.3 hectares and is currently landscaped amenity space.

This application site is located within the Southside Conservation Area.

2.2 Site History

12 September 2005 - Planning permission was granted for a phased research, teaching and student faculty complex for the University of Edinburgh (application reference: 04/03124/FUL).

Phase 1, the Informatics Forum and Phase 2A, the Dugald Stewart Building were completed in 2008.

2 November 2010 - Planning permission was granted for a temporary landscape scheme on the remaining part of the Potterrow site (application reference: 10/01215/FUL).

3.1 Description of the Proposal

A detailed planning application will be submitted to revise the original consented design for phase 3 of the Potterrow development. The project is referred to as the Data Technology Institute which will continue the academic research work that is carried out in the Phase 1 - the School of Informatics.

The original consented design will be amended to create a more prominent entrance and public 'way through' from Potterrow to the central courtyard and to create a greater degree of variation to the skyline profile on Potterrow. The 29 car parking spaces originally proposed for this phase of the development will be omitted. The floorspace will remain as the previous scheme with a gross floor area of circa 9,125 square metres.

3.2 Key Issues

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

a) The principle of the development is acceptable in this location;

The site is located in the Central Area as designated by the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP). The development proposal will be assessed against policy Ca 1 of the ECLP and policy Del 3 of the LDP.

Planning permission has previously been granted for the phased development of the site. This permission has been implemented in part and will be a material consideration in assessing any forthcoming application.

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

It is a requirement that the application is accompanied by a Design and Access Statement. This document will need to address how the amended entrance and 'way through' from Potterrow to the central courtyard, as well as the variation to the skyline profile on Potterrow, is acceptable within the character of the area. The proposed changes will be considered in the context of the Edinburgh Design Guidance and relevant local plan policies.

c) The omission of parking proposed under the previous permission is acceptable;

The original scheme included parking for 29 cars in the basement area of the building, to be accessed from Marshall Street. The application will be required to demonstrate why the omission of the 29 car parking spaces previously proposed is acceptable. The proposal will be assessed against the Council's parking standards.

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. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Transport information;
- Ground conditions report;
- Design and Access Statement;
- Archaeological evaluation;
- Flood Risk Assessment and Surface Water Management Plan; and
- Sustainability Statement.

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 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 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 14/05341/PAN) outlined an event held on 5 February 2015 with the wider community. 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

