

Development Management Sub Committee

Wednesday 24 June 2015

**Application for Approval of Matters Specified in Conds
15/01742/AMC**

At St James Centre, Edinburgh, EH1 3SS

**Application for approval of matters specified in condition
23(iv), (v), (vi), (viii), (xii), (xiii), (xiv) and (xv) of Permission
08/03361/OUT relating to cycle parking facilities,
showers/lockers, signing of pedestrian/cycle routes, car
parking bays, external lighting, hours of
deliveries/collections, waste management + hours of
operation.**

| | |
|----------------------|-------------------|
| Item number | 7.1(b) |
| Report number | |
| Wards | A11 - City Centre |

Summary

The proposed arrangements for cycle parking, showers / lockers, car parking bays, hours of operation and hours for servicing including for deliveries and waste management are all acceptable.

There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, NSG, NSGD02, NSP, LPC, CITD1, CITD2, CITD3, CITD5, CITD6, CITD7, CITD10, CITE1, CITE3, CITE6, CITE7, CITE11, CITE12, CITE17, CITE18, CITH1, CITH2, CITH3, CITH4, CITH8, CITEM5, CITR1, CITR6, CITR12, CITT4, CITT5, CITT6, CITT7, CITT14, CITCA1,

Report

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Application for approval of matters specified in condition 23(iv), (v), (vi), (viii), (xii), (xiii), (xiv) and (xv) of Permission 08/03361/OUT relating to cycle parking facilities, showers/lockers, signing of pedestrian/cycle routes, car parking bays, external lighting, hours of deliveries/collections, waste management + hours of operation.

Recommendations

1.1 It is recommended that this application be Approved subject to the details below.

Background

2.1 Site description

The site is to the north of the east end of Princes Street. It is 5.2 hectares and includes James Craig Walk, Elder Street, St James Place, Little King Street, Cathedral Street and much of both Leith Street and Multrees Walk.

Within the site, there is the St James Centre, the New St Andrew's House office, the King James Hotel and two multi storey car parks.

Two category 'B' listed buildings are within the site boundary. These are: James Craig Tenement (formerly 27-31 St James Square) (item no 30027, 27 January 1992); and, St Andrew's Hall which is part of the St Mary's (Roman Catholic) Cathedral listing (item no 27449, 19 December 1979).

Surrounding streets and spaces are characterised by both historic and modern buildings. There are a considerable number of listed buildings nearby. These include the following Category 'A' listed buildings: General Register House (Item no 27636, 14 December 1970); 23, 24, 25 and 26 St James Square (item no 29728, 14 December 1970); 30 - 34 (even numbers) Elder Street, including railings (item no 28731, 14 December 1970); 21 York Place, and 38 Elder Street, including railings and lamps (item no 29963, 14 September 1966); and, 27 York Place, 29-31 (odd nos) York Place, 33-37 (odd nos) York Place, 39- 43 (odd nos) York Place, 47-49 (odd nos) York Place, 51 York Place, 53-55 (odd nos) York Place, 57-61A (odd nos) York Place, 63-67 (odd nos) York Place and 69-73 (odd nos) York Place, all including railings (item nos, 29964, 29965, 29966, 29967, 29969, 29970, 29972, 29973 and 29974 respectively and all listed on 14 September 1966).

There are also the Category 'B' listed buildings nearby including the following: 45, 45A and 45B York Place, including railings (item no 29968, 14 September 1966); 5-11 (odd nos) Leith Street, 13 and 15 Leith Street, 27-35 (odd nos) Leith Street and 37-43 (odd nos) Leith Street and 8-12 Calton Road (item nos 29250, 29251, 29252 and 29253 respectively, all listed 19 December 1979).

Modern developments include the Multrees Walk shopping street and on Leith Street, offices and the Omni Centre.

Sandstone is the dominant external material, being used extensively on both the old and the new buildings. This provides visual cohesiveness. The Omni Centre is an exception, with its frontage being glass.

There is a mix of uses surrounding the site. There is the institutional use of General Register House. On James Craig Walk, there are flats and student housing. A related planning permission which is currently pending decision, permits the change of use from student housing to flats and shops. Along York Place, uses include residential and business. The tenements on Leith Street have shops and pubs at their ground levels with residential above. There are shops and hotels on Princes Street.

There are two birch trees at the Princes Street entrance of the existing centre. There are trees and vegetation outside New St Andrew's House next to James Craig Walk.

The application site is in the World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

25 March 2009 - Conservation area consent was granted for redevelopment and refurbishment including demolition works and new buildings to provide mixed use development comprising retail (Class 1), leisure and culture (Class 10 and Class 11), hotel (Class 7), offices (Class 4), food and drink (Class 3), residential, and other related ancillary uses (including Financial, Professional and other Services - Class 2), car parking, servicing, access arrangements, provision of new public realm and refurbishment of existing department store, detailed approval of siting and maximum height of building blocks, points of vehicular access and egress and location of pedestrian routes at the St James Centre, Edinburgh (reference 08/03361/CON).

29 April 2009 - Outline planning permission was granted for the redevelopment and refurbishment including demolition works and new buildings to provide mixed use development comprising retail (Class 1), leisure and culture (Class 10 and Class 11), hotel (Class 7), offices (Class 4), food and drink (Class 3), residential, and other related ancillary uses (including Financial, Professional and other Services - Class 2), car parking, servicing, access arrangements, provision of new public realm and refurbishment of existing department store, detailed approval of siting and maximum height of building blocks, points of vehicular access and egress and location of pedestrian routes at the St James Centre, Edinburgh. This is the outline planning permission to which this application for approval of matters specified in condition relates (reference: 08/03361/OUT).

23 May 2014 - Application for approval of matters specified in condition 23 (ii) of Outline Planning Permission 08/03361/OUT submitted. This is pending consideration (reference: 14/02070/AMC).

19 December 2014 - Application submitted for approval of matters specified 23 (i), (iii), (vii), (ix), (x), (xi), (xvi) and (xvii) of Outline Planning Permission 08/03361/OUT relating to number of residential/commercial/business units, design of external features and materials, pedestrian and cycle access arrangements, treatment to adopted roads or footways, car parking venting, servicing, surface water and drainage, and hard and soft landscaping details. This is pending consideration (reference: 14/05263/AMC).

21 April 2015 - Application submitted for approval of matters specified in Condition 23 of Outline Planning Permission 08/03361/OUT relating to design of the central hotel building (Block C) and associated landscaping and external lighting. This is pending consideration (reference: 15/01858/AMC).

29 April 2015 - Application submitted for approval of matters specified in Condition 23 of Outline Planning Permission 08/03361/OUT for the precise location and extent of individual uses. This is pending consideration (reference: 15/02054/AMC).

10 April 2015 - Application submitted for alterations to department store including reconfiguration of existing entrance, creation of new entrance and provision of temporary plant at 69 St James Centre Edinburgh (as amended) (reference 15/01659/FUL). This application is for changes to the John Lewis Store to facilitate the development during its construction.

The St James CPO

9 October 2014 - The St James Quarter Edinburgh (Number Two) Compulsory Purchase Order 2014 was made. This site forms part of the Compulsory Purchase.

24 February 2015 - The St James Quarter Edinburgh (Number Two) Compulsory Purchase Order - Under consideration of the Scottish Government's Department of Planning and Environmental Appeals (DPEA reference CPO-EDB-005).

Other related applications within the site

15 December 2015 - Application submitted for listed building consent for internal and external alterations and ancillary works. 27,29,31 James Craig Walk Edinburgh EH1 3BA. Currently pending decision (reference 14/05148/LBC).

29 April 2015 - Planning permission granted subject to legal agreement for change of use from student accommodation to Class 1 (Shops), Class 2 (Financial, professional & other services) and/or Class 4 (Business) uses and residential apartments, proposed alterations and ancillary works at 27, 29, 31 James Craig Walk Edinburgh. Currently pending decision (reference 14/05147/FUL).

27 April 2015 - Listed building consent granted for internal and external alterations and erection of extension and ancillary works at 3 St James Place Edinburgh. The existing building is St Andrew's Hall and is used as the John Lewis Collection Point (reference 14/05144/LBC).

20 May 2015 - Planning permission granted for change of use to Class 3 (Food and Drink) and Class 4 (Business) uses, proposed alterations, erection of extension and ancillary works at 3 St James Place Edinburgh EH1 3JH (reference 14/05143/FUL).

Main report

3.1 Description Of The Proposal

Approval is sought for matters specified in Condition 23 of the outline planning permission reference 08/03361/OUT for the redevelopment of the St James Centre.

The outline planning permission established parameters for the development including its footprint, form, height and maximum floor areas for individual uses. This AMC application seeks approval for cycle parking facilities, showers/lockers, signing of pedestrian/cycle routes, car parking bays, external lighting, hours of deliveries/collections, waste management and hours of operation.

Cycle parking facilities are generally in the basement car park. There are 288 spaces proposed for staff on levels B2 and B3. There are 275 spaces proposed for residents in level B1. It is expected that staff will change and shower at their place of work; accommodation has been designed to support provision if required. Communal locker and showering facilities will also be provided at levels B2 and B3 for general staff use.

The design of car parking bays includes separate provision for residents and public parking for users and staff or the shops.

The servicing provision for deliveries etc below ground will be 24 hours a day to the commercial businesses within the centre. Access to the service yard is one way for all deliveries to Edinburgh St James and Multrees Walk via St James Place with egress onto Leith Street which will be controlled. The Centre's rules and regulations will be displayed at the entrance point to the service road. Any off street servicing from St James Place, James Craig Walk, Little King Street and Leith Street would be restricted between 7am and 7pm by the operators of the centre. It is proposed that no deliveries will be permitted via any pedestrian entrances where occupiers have access to back of house servicing within the Centre.

Waste collection would use the same servicing arrangements.

Hours of operation are proposed as follows:

| | |
|----------------------|-------------|
| Retail and class 2: | 9am to 10pm |
| Food and drink: | 6am to 1am |
| Public house: | 10am to 3am |
| Hotel public spaces: | 7am to 3am |

3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposed details are acceptable and comply with the planning permission in principle;
- b) the proposal preserves and enhances the character or appearance of the conservation area;
- c) the proposals will have any road safety or traffic implications and whether proposals for lighting are acceptable;
- d) the proposed hours of operation for the building and its servicing are acceptable;
- e) the proposal has any equalities or human rights impacts; and
- f) material representations or Community Council comments raise issues to be addressed.

a) Compliance with the Planning Permission in Principle

The proposed details are consistent with both the outline planning permission - 08/03361/OUT and the primary application for approval of reserved matters - 14/05263/AMC. The primary AMC application and considers the impact of these matters in detail.

b) Character and Appearance of the Conservation Area

The impact of the detailed proposals on the character and appearance of the conservation area is fully addressed in the primary AMC application - 14/05263/AMC. This concludes that the proposals will enhance the character and appearance of the conservation area.

c) Road Safety, Traffic and Lighting

Transport matters are addressed detail in the primary AMC application - 14/05263/AMC. This concludes that the proposals will not introduce any traffic or road safety issues.

Further to its consultation response, Transport Planning confirmed proposed details for cycle parking stands are acceptable. Arrangements for cycles including parking and showers are acceptable. Likewise, the proposed layouts for car park bays are acceptable.

Subject to informatives, the proposals in relation to road safety and traffic are acceptable.

Subject to a proposed informative that highlights the need for further discussion with the Council's Street Lighting Section, the proposed lighting is acceptable in principle.

d) Hours of operation for the building and its servicing

The building is a major mixed use development in the city centre. As such it is to be expected that it will operate on a 24 hour basis with servicing for waste, deliveries and collections happening throughout the day. Most of the servicing will be within the building and therefore its public impacts will be limited. Since the vehicular route for service vehicles is one way, there will be limited need for reversing, thus noise from reversing vehicles will be minimised.

Licensing would control hours of operation for any liquor licensed premises.

The proposed hours of operation for uses within the building are typical of similar uses within the city centre. These are acceptable.

e) Equalities and Human Rights

In relation to equalities, the development will improve accessibility for disabled people. Entrances into the centre will be provided at appropriate grades throughout the development. There will be lifts, escalators and stairs to provide access internally. All people will be able to use the development and the environment created around it. This means there are no adverse impacts on equalities in relation to age, gender identity, marriage/civil partnership, pregnancy/maternity, race or religion/belief.

In relation to human rights, the development will promote health by being accessible to pedestrians and cyclists. There will be significant job opportunities which will help reduce poverty within the city. Physical security will be promoted through creating a development that provides passive supervision to the spaces and streets around it. There are no adverse impacts in relation to legal security, education and learning, standard of living, productive and valued activities, individual, family and social life, identity, expression and respect, and participation, influence and voice.

f) Public Comments

Material Representations

The following material issues have been raised:

- Segregated cycle provision not continuing the whole length of Leith Street - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.
- Fully segregated cycle route from St Andrews Square, to Picardy Place, via James Craig Walk and Leith Street - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.
- Provision of a 'Cycle Hub' - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.

- Sufficient cycle parking throughout the development - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.
- Awareness of pedestrian/cycle design principles - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.
- Loss of permit parking bays - addressed in section 3.3 i) of the primary AMC application 14/05263/AMC.

Other matters

- Insufficient time to respond - all publicity was carried out in accordance with the relevant regulations.

No representations or Community Council comments were received.

Conclusion

In conclusion the proposals accord with the principle established under the Outline Planning Permission. The proposed development will enhance the character and appearance of the conservation area. There will be no significant road safety or traffic implications and the proposals will have a positive impact on equalities and human rights. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Approved subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. The applicant should note that all disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport.
5. While the proposals for external lighting, including floodlighting and street lighting are acceptable in principle, precise details of the equipment, location, mounting etc are required as part of the Road Construction Consent process. The applicant should discuss details and arrangements with the Council's Street Lighting section.
6. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. Details of materials, layout, lighting, drainage, adoptable areas, barriers, bollards etc. to be provided.
7. Contributions: it is understood that agreement has already been reached on contributions in relation to the Edinburgh Tram. The applicant should note that a contribution of £2,000 for each of any required orders relating to stopping up, redetermination, waiting and loading restrictions, controlled parking, traffic manoeuvres, prohibitions etc. will be required.
8. Stopping up orders under Section 207 of the Town and Country Planning (Scotland) Act 1997 will be required.
9. The applicant should note that the proposed access routes may be affected by amendments to the proposed layout of road.
10. TRAMS - Important Note: The proposed site is on or adjacent to the Edinburgh Tram which is now operational. Tram power lines are over 5m above the tracks and do not pose a danger to pedestrians and motorists at ground level or to those living and working in the vicinity of the tramway. However, the applicant should be informed that there are potential dangers and, prior to commencing work near the tramway, a safe method of working must be agreed with the Council and authorisation to work obtained. Authorisation is needed for any of the following works either on or near the tramway:

Any work where part of the site such as tools, materials, machines, suspended loads or where people could enter the Edinburgh Tram Hazard Zone. For example, window cleaning or other work involving the use of ladders;

Any work which could force pedestrians or road traffic to be diverted into the Edinburgh Trams Hazard Zone;

Piling, using a crane, excavating more than 2m or erecting and dismantling scaffolding within 4m of the Edinburgh Trams Hazard Zone;

Any excavation within 3m of any pole supporting overhead lines;

Any work on sites near the tramway where vehicles fitted with cranes, tippers or skip loaders could come within the Edinburgh Trams Hazard Zone when the equipment is in use; and

The Council has issued guidance to residents and businesses along the tram route and to other key organisations who may require access along the line

See our full guidance on how to get permission to work near a tram way:
<http://edinburghtrams.com/community/working-around-trams>.

Financial impact

4.1 The financial impact has been assessed as follows:

The application site is subject to the St James Quarter Edinburgh (Number Two) Compulsory Purchase Order. The financial implications have been reported to the appropriate Council Committees separately.

There are no other financial implications to the Council resulting from this application.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

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 application was advertised on 24 April 2015 and 3 letters of representation have been received 2 objecting and 1 letter in support.

The following material issues have been raised:

- Segregated cycle provision not continuing the whole length of Leith Street;
- Fully segregated cycle route from St Andrews Square, to Picardy Place, via James Craig Walk and Leith Street;
- Provision of a 'Cycle Hub';
- Sufficient cycle parking throughout the development;
- Awareness of pedestrian/cycle design principles
- Loss of permit parking bays; and
- Insufficient time to respond.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The application site is identified in the Edinburgh City Local Plan as being within the Central Area. The site forms part of an identified Central Area Development Proposal (CA 1- St James Quarter). The site is also included in the St James Quarter Development Brief.

Date registered

14 April 2015

Drawing numbers/Scheme

1 - 24,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

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Links - Policies

Relevant Policies:

Relevant policies of the Proposed Local Development Plan.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 7 (New Pedestrian Routes in the City Centre) relates to the creation of new pedestrian routes in the City Centre.

Policy Des 10 (Tall Buildings) sets out criteria for assessing proposals for tall buildings.

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Env 7 (Historic Gardens & Designed Landscapes) establishes a presumption against development that would be detrimental to Historic Gardens and Designed Landscapes.

Policy Env 11 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Emp 5 (Hotel Development) sets criteria for assessing sites for hotel development.

Policy Ret 1 (City Centre Retail Core) sets criteria for assessing retail development in or on the edge of the City Centre Retail Core.

Policy Ret 6 (Entertainment and Leisure Developments – Preferred Locations) identifies the Central Area, Leith & Granton Waterfronts and town centres as the preferred locations for entertainment and leisure developments.

Policy Ret 12 (Food and Drink Establishments) sets criteria for assessing the change of use to a food & drink establishment.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Policy Tra 7 (Tram) prevents development which would prejudice tram safeguards or identified tram routes.

Policy Tra 14 (City Centre Public Parking) outlines the circumstances in which car parks in the Central Area will be supported.

Policy Ca 1 (Central Area) sets criteria for assessing development in the Central Area.

Appendix 1

Application for Approval of Matters Specified in Conds 15/01742/AMC

At St James Centre, Edinburgh, EH1 3SS

Application for approval of matters specified in condition 23(iv), (v), (vi), (viii), (xii), (xiii), (xiv) and (xv) of Permission 08/03361/OUT relating to cycle parking facilities, showers/lockers, signing of pedestrian/cycle routes, car parking bays, external lighting, hours of deliveries/collections, waste management + hours of operation.

Consultations

Transport - response dated 10/06/2015

I have no objection to the proposed application subject to the following being included as conditions or informatives as appropriate:

- 1. Prior to the completion of the construction of the building, details of cycle parking style and specification to be approved the Head of Transport (Condition 23(iv));*
- 2. Prior to completion of the construction of the building, details of the design, specification and location of the pedestrian and cycle signing to be approved by the Head of Transport;*
- 3. The applicant should note that all disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport;*
- 4. The details of the equipment, location, mounting etc. of the proposed lighting arrangements to be approved by the Head of Transport (Condition 23(xii)). The applicant should discuss the proposals with the Council's Street Lighting Section;*
- 5. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. Details of materials, layout, lighting, drainage, adoptable areas, barriers, bollards etc. to be provided;*
- 6. Contributions: it is understood that agreement has already been reached on contributions in relation to the Edinburgh Tram. The applicant should note that a contribution of £2,000 for each of any required orders relating to stopping up, redetermination, waiting and loading restrictions, controlled parking, traffic manoeuvres, prohibitions etc. will be required;*

7. *Stopping up orders under Section 207 of the Town and Country Planning (Scotland) Act 1997 will be required.*

8. *Any further stopping up orders are to be progressed under Section 207 of the Town and Country Planning (Scotland) Act 1997 as required.*

Reasons:

1. *For the convenience of cyclists;*

2. *For the convenience of pedestrians and cyclists;*

3. *For the safety and convenience of disabled persons and to comply with legislation;*

4. *For the safety and convenience of road users;*

5. *In order to ensure that the design and safety of the proposed road layout is acceptable;*

6. *-----*

7. *In order to enable the development to be carried out;*

8. *For the safety and convenience of road users.*

Scottish Natural Heritage (SNH) - response dated 07/05/2015

Thank you for your consultation relating to the on-going detailed proposals for the St James Centre. We do not intend to offer comments to this consultation due to the largely urban nature of the development.

SEPA - response dated 06/05/2015

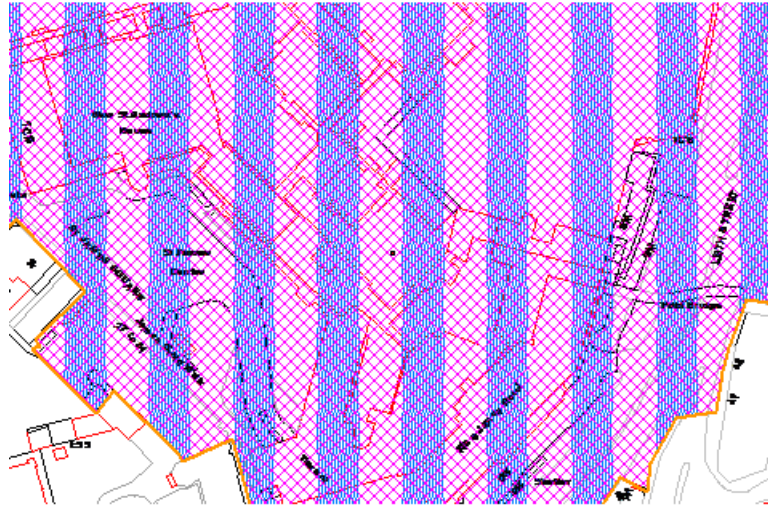
Thank you for consulting SEPA on the above applications in relation to the discharge of condition 23 of extant outline planning permission 08/03361/OUT.

After considering the above 3 AMC applications, it would appear that the issues raised are outwith of SEPA's remit. Therefore we have no comment to make on any of the above applications.

As we are keen to be as helpful as possible in the processing of the relevant AMC applications for this proposal, please consult us on any future AMC applications if there are any specific issues that you require SEPA's input on i.e. surface water drainage.

I trust the above is acceptable, however please do not hesitate to give me a call if you have any queries.

Location Plan



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