

Development Management Sub Committee

Wednesday 12 August 2015

Report for forthcoming application by

Melford Developments Ltd. for Proposal of Application Notice

15/02777/PAN

**At Site 56 Metres West Of 160, Dundee Street, Edinburgh
Purpose built student residential accommodation in cluster
and studio flat format with associated reception and social
hub.**

Item number	9.1
Report number	
Wards	A09 - Fountainbridge/Craiglockhart

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 purpose-built student residential accommodation in cluster and studio flat format with associated reception and social hub.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/02777/PAN) on 11 June 2015.

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 is approximately 0.26 hectares in area. It forms a car park and landscaped area attached to, and to the west of, the three-storey office building, 160 Dundee Street. The West Approach Road is on the north and Dundee Street is on the south. To the west are the Victor Paris commercial showroom and its carpark.

2.2 Site History

On 11 June 2015 a proposal of application notice was submitted for purpose-built student residential accommodation in cluster and studio flat format, with associated reception and social hub (planning reference: 15/02777/PAN) ('the PAN site'). The PAN site forms part of larger planning application sites as follows:

- 16 October 1991 - planning permission was granted for two detached office buildings beside each other. Only the eastmost was built. The PAN site relates to the west part of that application site.
- 6 April 2010 - planning permission was granted for the erection of new offices with associated car parking and landscaping (planning reference: 06/05151/FUL). The PAN site relates to the majority of the site in that 06/05151/FUL application.

Main report

3.1 Description Of The Proposal

The proposal is for purpose-built student residential accommodation in cluster and studio flat format with associated reception and social hub. Currently it is understood that the total number of bed spaces proposed is 220, composed of 140 studio flats and 80 beds in cluster flats.

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 site is in an area identified as CA3 Fountainbridge, a Central Area proposal, in the Edinburgh City Local Plan (ECLP). The Fountainbridge Development Brief 2004, as amended, places the site in the 'Western Gateway'. In addition to its objectives relating to sense of place, integration, movement, heart and space, the brief identifies opportunities in the Western Gateway area to achieve high quality linkages between neighbouring communities and create an attractive gateway to Fountainbridge and the City Centre.

Relevant ECLP policies include Policy Os1 (Open Space Protection) and Policy Hou 10 (Student Housing). Planning guidance on student housing is also relevant. New guidance on student accommodation is being prepared following the Student Housing Issues Paper in spring 2015.

The Second Proposed Local Development Plan is being considered by the Scottish Ministers and is a material planning consideration. It identifies the site as being within Central Area Proposal CC3 and in area for commercial-led mixed-use development.

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

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. Considerations will include how the proposal integrates with its context. This may influence siting, as well as massing, scale, elevational design, and materials.

The site is adjacent to a potential pedestrian priority route identified in the Fountainbridge Development Brief.

The applicant is required to submit a Design and Access Statement with the application.

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

Currently, there is direct pedestrian access to the site from Dundee Street and indirect pedestrian and vehicular access from the grounds of the office block on the east and from the Victor Paris site on the west. Proposed access arrangements will require clarification.

The proposals 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, including:

- Transport Information;
- Sustainability Statement;
- Noise Impact Assessment;
- Design & Access Statement;
- Flood Risk Assessment; and
- Surface Water Management Plan.

3.3 Assessment

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 level of 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 15/02777/PAN) outlined a public event to be held in Fountainbridge Library, Dundee Street, on 19 August 2015.

Background reading/external references

- To view details of the proposal of Application Notice 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](#)

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

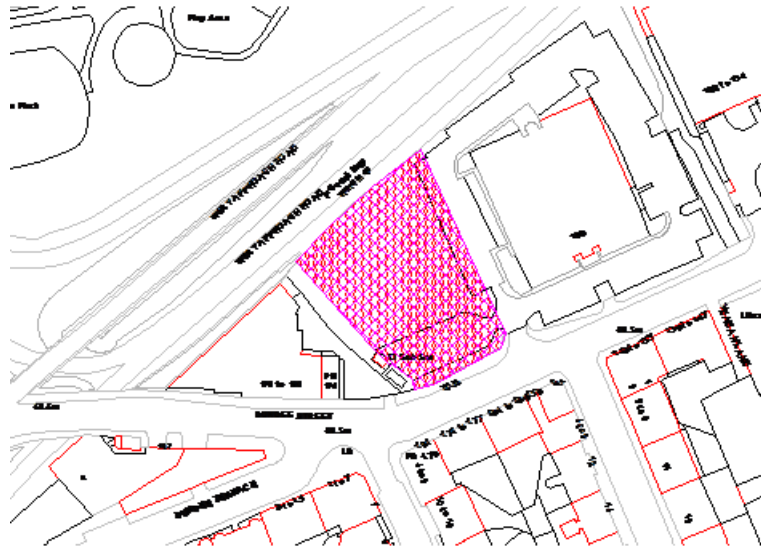
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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.

Location Plan



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