

# Development Management Sub Committee

**Wednesday 23 September 2015**

**Report for forthcoming application by**

**Edinburgh Haymarket Developments Ltd. for Proposal of  
Application Notice**

**15/03314/PAN**

**At 189 Morrison Street, Edinburgh, EH3 8DN**

**Amendment to detailed planning permission 10/02373/FUL to  
include revised car park layout, design amendments to H1,  
H2, H3, H4 and H5, revised vehicular access arrangement,  
materials and hard and soft landscaping proposals.**

<b>Item number</b>	9.2
<b>Report number</b>	
<b>Wards</b>	A11 - City Centre

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission for an amendment to planning permission 10/02373/FUL, to include revised car park layout, design amendments to all five blocks, revised vehicular access arrangements, materials and hard and soft landscaping proposals at 189 Morrison Street, Edinburgh.

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: 15/03314/PAN) on 1 July 2015.

# Links

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**Coalition pledges**

**Council outcomes**                      CO7, CO19, CO23

**Single Outcome Agreement**    SO4

## 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

There is construction work underway on the site which has the benefit of planning permission for mixed-use development. Located across Morrison Link is a hotel; the area to the south is residential in nature and Morrison Street to the north supports commercial uses at ground level with residential above. Haymarket Station and Dalry Road are to the west. The site is located just outwith the West End and New Town Conservation Areas and the Edinburgh World Heritage Site.

This application site is located within the Dalry Conservation Area.

### 2.2 Site History

5 November 2003 - planning permission was refused for the clearance of the existing car park and ancillary buildings to form a comprehensive redevelopment comprising, retail, office, leisure, licensed premises, car parking and replacement public conveniences incorporating re-grading the site to adjacent street levels (reference - 02/03210/FUL).

11 August 2004 - an application was minded to grant by the Sub-Committee for a comprehensive redevelopment comprising: retail, office, leisure, licensed premises, car parking and replacement public conveniences, proposals incorporate re-grading of the site to adjacent street levels. The application was referred to the Scottish Ministers and was subject to a Public Inquiry (application reference - 04/00681/FUL).

31 July 2006 - Scottish Ministers granted planning permission following a public inquiry for 04/00681/FUL (DPEA reference: P/PP/75/96/LA/84).

27 August 2008 - an application was minded to grant by the Sub-Committee for the demolition of existing buildings and structures, re-grading of the existing car park and a comprehensive redevelopment comprising hotels, offices, retail, commercial, leisure, public houses, restaurants, car parking and associated landscaping/public realm and utilities infrastructure (reference: 07/03848/FUL).

Application 07/03848/FUL was called in by Scottish Ministers in order to consider the merits and impacts of the proposed development on the prominent gateway to the city centre and on the city's skyline.

27 October 2009 - Scottish Ministers refused planning permission for the above development following a public inquiry.

The reasons for refusal were:

- the hotel failed to respect the grain and scale of the surrounding townscape; and
- the hotel would not enhance the City's skyline and would not preserve the setting of the World Heritage Site or prominent listed buildings.

28 March 2011 - planning permission granted for the demolition of existing buildings and structures, re-grading of existing car park and a comprehensive redevelopment comprising hotel, offices, retail, commercial, leisure, public houses, restaurants, car parking and associated landscaping/public realm and utilities infrastructure (reference: 10/02373/FUL).

1 July 2015 - proposal of application notice received for planning permission 10/02373/FUL to include revised car park layout, design amendments to H1, H2, H3, H4 and H5, revised vehicular access arrangement, materials and hard and soft landscaping proposals (reference: 15/03314/PAN).

3 August 2015 - planning permission granted, subject to completion of a legal agreement, for amendment to approved mixed-use development in 10/02373/FUL, to enable Block C (H 3) to operate as a hotel, and associated modifications to Block B (H4) (reference: 14/03230/FUL).

## **Main report**

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### **3.1 Description Of The Proposal**

An application for planning permission will be submitted for a scheme amending detailed planning permission 10/02373/FUL. Application 10/02373/FUL gave permission for offices in Blocks H1, H2, H3 and H5 and a hotel in Block H4. The proposed application will include revised car park layout, design amendments to all the blocks, revised vehicular access arrangements, materials and hard and soft landscaping proposals.

The amendments are sufficiently material to require a fresh application for planning permission.

### **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 located within the Central Area as identified by the Edinburgh City Local Plan. Policy Ca 1 encourages a mix of uses on central area sites that are appropriate to their location, their accessibility and the character of the surrounding area. The proposed uses would be assessed against the development plan and are similar to those in the minded to grant application for the same site considered by Committee on 3 August 2015 (14/03230/FUL).

**b) the design, scale, form and layout are acceptable within the character of the area;**

The atrium of Block H1 will be glazed over. Block H2 will have fewer windows on the south façade. H4 will incorporate public conveniences and car park venting. The northmost office block (Block H5) will have additional storey on the north-west section and a re-design of the façade. The external materials proposed will need supporting evidence and a design and access statement will be required to accompany the application.

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

The level of car parking will be reduced. Motorised vehicle access from Dalry Road is to be removed and access restricted to pedestrians and cyclists. Arrangements for car parking and servicing will be carefully considered. The overall site travel plan will have to be updated. The proposal will be subject to a tram contribution. A comprehensive landscape design is to be submitted.

**d) there are any other environmental factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate that the site is capable of being developed for the proposed uses. The proposal will be screened for an Environmental Impact Assessment. Potential impacts to be considered will include: excavation and construction, townscape and visual amenity, cultural heritage, noise and vibration, air quality, daylight, sunlight and overshadowing, wind, ground conditions, and socio-economics.

These issues should be addressed in the forthcoming application as appropriate.

### **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**

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**4.1** The forthcoming application may 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 level of 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 Pre-Application Process**

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 15/03314/PAN) outlined a public exhibition to be held on 20 August 2015. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

## **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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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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.

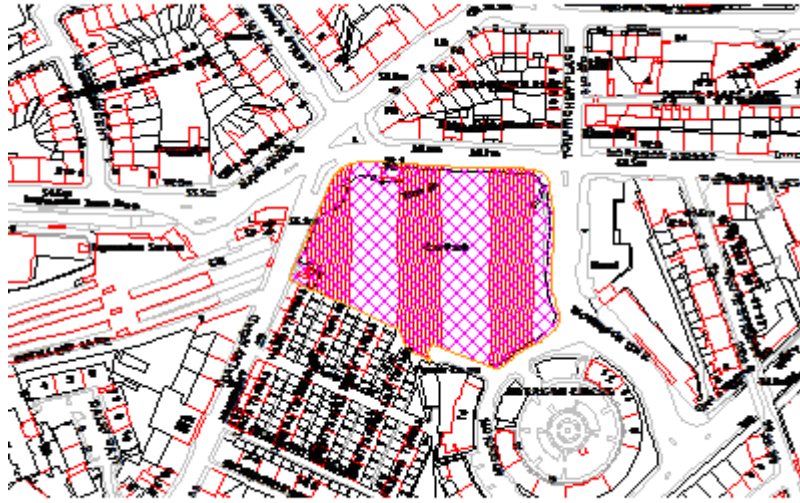
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

## Location Plan

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