

Development Management Sub Committee

Wednesday 18 November 2015

Report for forthcoming application by

Road Living Limited. for Proposal of Application Notice

15/03866/PAN

At 27, 35, 37-39, Lanark Road, Edinburgh

Purpose built student residential accommodation of approximately 250 units in cluster and studio flat format with associated reception and social areas, access and landscaping.

Item number	9.1
Report number	
Wards	A02 - Pentland Hills

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application concerning a student accommodation development at 27, 35, 37-39, Lanark Road, Edinburgh.

In accordance with the provisions of the Planning etc (Scotland) Act 2006, the applicant submitted a Proposal of Application notice on 16 July 2015.

Links

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

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site lies to the south of Lanark Road and straddles the Water of Leith, with two distinct halves lying respectively on the west and east banks of the river. The eastern half of the site is partially occupied by the Blue Goose pub and car park, with the remainder of this half of the site being mature woodland. The western half of the site is partially occupied by Westside Motors Garage, with the remainder of this half of the site also being mature woodland. Immediately to the south of the site runs the Water of Leith Walkway.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for the development of student accommodation. No details are provided at this stage, regarding the means of access, layout or other matters relating to the proposed development.

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 western section of the site is located within the Urban Area on the Edinburgh City Local Plan (ECLP) Proposals Map and the eastern section is located within the Green Belt and a Local Nature Conservation Site. In addition to these designations, the Second Proposed Local Development Plan (LDP) identifies the eastern section of the site as lying within the Water of Leith Special Landscape Area.

The site is not located in or adjacent to a main university or college building where there is general support for student accommodation as defined by the current non-statutory guidance on Student Housing. The guidance on Student Housing is currently being updated. Draft guidance was approved for consultation purposes on 6 August 2015 and comments are invited until 20 November 2015.

A future planning application should be accompanied by a planning statement justifying the suitability of the location for student housing having regard to the site's location within the Green Belt, the current concentration of student population in the area, student accommodation either completed, under construction, pending determination or in the pre-application process and any changes to the non-statutory guidance.

b) The design, scale 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 provisions of the ECLP and the Edinburgh Design Guidance. Considerations will include how the proposal integrates with its surroundings. This may influence siting, as well as massing, scale, elevational design, and materials. The proposal should have regard to the location of the site in the Water of Leith Special Landscape Area and should not harm its qualities.

The application will be for full planning permission. 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 proposal should have regard to the Council's parking standards, transport policies and respond to the requirements of the Edinburgh Street Design guidance. Transport Information will be required to support the application.

d) There are any other material considerations and/or environmental factors that require consideration;

The site has the potential for archaeological finds that will require historical/archaeological analysis. The site is located near a Local Nature Conservation Site and the effects of the proposal on ecology will have to be considered.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Landscape and Visual Impact Appraisal;
- Archaeology and Historic Environment Information;
- Transport Information;
- Ground/Contaminated Land Investigation (desk study);
- Habitat and Protected Species Assessment;
- Tree Survey;
- Noise Impact Assessment;
- Surface Water Management Plan; and
- Flood Risk Assessment.

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 The forthcoming application may 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (Ref: 15/03866/PAN) outlined a public exhibition to be held on 13 October 2015, between 1pm and 6:30pm, at the Water of Leith Visitor Centre, and further unmanned public exhibitions to be held on 14 and 15 October, at the Water of Leith Visitor Centre. 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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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.

Location Plan



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