

Development Management Sub Committee

Wednesday 13 January 2016

Report for forthcoming application by

**Axcel Hospitality (Edinburgh) Ltd. for Proposal of
Application Notice**

15/05132/PAN

**At Site 56 Metres West Of 2 Dewar Place, Torphichen Street,
Edinburgh**

**Erection of Hotel development (Class 7), associated facilities
and ancillary works.**

Item number	9.1
Report number	
Wards	A11 - City Centre

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission for the erection of a hotel, associated facilities and ancillary works at a site 56 metres west of 2 Dewar Place, 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 15/05132/PAN on 6 November 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 development site is an area of brownfield land extending to 0.11 hectares. It lies on the corner of Torphichen Street and Dewar Place in Edinburgh. To the south is Dewar Place Lane and to the west are offices. Since the demolition of tenements in 1995, the site has been vacant with the exception of a mews building, 34 Dewar Place Lane, in the southwestmost corner of the site. Railway tunnels run under the north part of the site.

To the north of the site, on the opposite side of Torphichen Street, is the category B listed Torphichen Street Education Centre (date of listing: 5 February 1997, listing reference: LB43888). To the east of the site is the façade of the former Scottish Power Offices, listed category B (date of listing: 23 March 2001, listing reference: LB47721).

The site is adjacent to the Old and New Towns of Edinburgh World Heritage Site.

The Council owns the site.

This application site is located within the West End Conservation Area.

2.2 Site History

15 May 2003 - planning permission granted for erection of new-build six storey office building with ancillary car parking (Class 4) (application number: 02/04566/FUL).

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for hotel development and ancillary uses. The current proposal includes 150 bedrooms and without car parking.

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 designated as being within the Central Area in the Edinburgh City Local Plan (ECLP) and the City Centre in the Second Proposed Local Development Plan (Second Proposed Plan). The site is located within the Haymarket Urban Design Framework and City Centre Southern Arc Area Development Framework. A future application will require to demonstrate how it takes account of material planning considerations, including these frameworks.

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

A design and access statement will be required to accompany the application. Potential impacts on the character and appearance of the West End Conservation Area, the setting of nearby listed buildings and the universal value of the adjacent Old and New Towns of Edinburgh World Heritage Site will need consideration.

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

The proposal should have regard to transport policy of the Edinburgh City Local Plan and the Edinburgh Street Design Guidance. While no on-site car parking is envisaged, transport information will be needed to support the application, including details of service vehicle access and customer drop-off provision.

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;
- Design and Access Statement including Visual Analysis;
- Transport Information; and
- 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 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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (planning reference 15/05132/PAN) outlined a public exhibition to be held on 9 December 2015. The West End and Tollcross Community Councils and the Local Ward Councillors were notified. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

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](#)

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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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