

Development Management Sub Committee

Wednesday 13 January 2016

Report for forthcoming application by

The Royal Bank Of Scotland PLC. for Proposal of Application Notice

15/05024/PAN

At 105, 113 Dundas Street, 34 Fettes Row, 7, 11 And 13 Eyre Terrace

Residential and mixed use development, including class 1 (shops), class 2 (financial professional and other services), class 3 (food and drink) class 4 (business), Hotel class 7 and/or Care Home Class 8 and ancillary works.

Item number	9.2
Report number	
Wards	A05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential and mixed use development, (including class 1 shops, class 2 financial professional and other services, class 3 food and drink, class 4 business, class 7 hotel and/ or class 8 care home) and ancillary works at 7, 11, and 13 Eyre Terrace, and 34 Fettes Row.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 15/05024/PAN on 30 October 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 site lies to the east of Dundas Street, a main approach road to the city centre. Part of the northern site boundary lies on Eyre Place. The site is bound by Fettes Row and Royal Crescent to the south. King George V Park lies to the east. The site has an area of approximately 3.4 hectares.

The site comprises of a variety of building types and heights. The largest comprises two existing office buildings which front Dundas Street, Eyre Place and Eyre Terrace. The buildings are set at a lower ground level than Dundas Street. There is an associated car park to the east of the site, set at a lower level than Royal Crescent. There are two storage/garage buildings to the north of the car parking area and east of Eyre Terrace. There is a cleared site fronting Eyre Place/ Eyre Terrace and a vacant derelict property at 7 Eyre Terrace. There is an area of open space to the north of the site.

Fettes Row and Royal Crescent to the south comprise traditional residential properties. Eyre Place and Eyre Terrace are mainly residential streets with some other uses such as retail units, cafes, bed-and-breakfast accommodation and offices. There are ground floor retail and other uses opposite the site on Dundas Street. Mixed uses are also found in the wider area, with residential use being the predominant land use.

There are no listed buildings within the site. A number of listed buildings are located outwith the site including A listed buildings on Royal Crescent, Fettes Row, Dundonald Street and Dundas Street, B listed buildings at 1-7A Eyre Place, C listed buildings at 9-11 Eyre Place, and C listed buildings at 1-29 Eyre Crescent and 21-23 Eyre Place.

The site is directly to the north of and is on the main approach to the Old and New Towns of Edinburgh World Heritage Site. The site is included in the New Town Gardens Designed Landscape/ Historic Garden.

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

2.2 Site History

14 June 2006 - Planning permission was granted for a new link building between 113 Dundas Street and 34 Fettes Row, and minor alterations to 113 Dundas Street (application number 05/04303/FUL).

18 June 2010 - Conservation area consent was refused for the demolition of existing single storey factory and two storey office accommodation block, and existing single storey garage lock-ups at 13 Eyre Terrace (application number 10/00769/CON).

4 April 2012 - Planning permission was granted for the demolition of 11-13 Eyre Terrace and rear single storey lock-ups and replacement landscaping (application number 11/03575/FUL).

25 April 2012 - Conservation area consent was granted for demolition of 11-13 Eyre Terrace and rear single-storey lock-ups (application number: 11/03575/CON).

22 February 2015 - A planning application in principle was minded to grant at 7, 11, 13 Eyre Terrace, subject to the conclusion of a legal agreement, for mixed use development of retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business (class 4); hotels (class 7); residential (class 8, 9 + sui generis), car parking, access + other works, approval of siting and maximum height of principal building block, points of vehicular/pedestrian access and egress (application number 14/01177/PPP).

1 April 2015 - Conservation area consent was granted for the demolition of 7 Eyre Terrace and existing warehouse known as the Scotsman Building (application number 14/01126/CON).

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for a residential and mixed use development including class 1 (shops), class 2 (financial, professional and other services), class 3 (food and drink), class 4 (business), hotel (class 7) and/ or a care home (class 8), and ancillary works.

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 in the Urban Area in the Edinburgh City Local Plan (ECLP) and in the Second Proposed Local Development Plan (LDP). A section of the site to the north is within an area of Open Space.

Mixed use developments appropriate to the location and character of the area are supported provided they accord with other relevant local plan policies.

The loss of open space will need careful assessment against policy Os 1 of the ECLP and policy Env 18 of the Second Proposed LDP. A reasoned justification to allow development on the area of open space will be required.

The existing site is mainly in employment use. The loss of an employment use needs to be assessed against ECLP policy Emp 4: Employment Sites and Premises and Second Proposed LDP policy Emp 9: Employment Sites and Premises. Both policies support the loss of an employment site when a proposal contributes to the comprehensive regeneration and improvement of the wider area and provision of small business floorspace is included. The proposal should be accompanied by a planning statement justifying an infringement to this policy.

b) The design, scale and layout are acceptable with the character of the area;

Considerations will include how the proposal integrates with its surroundings. This may influence siting, as well as massing, scale, elevational design, and materials. The proposals should demonstrate that no harm will be caused to the World Heritage Site qualities, the character and appearance of the New Town Conservation Area, and the New Town Gardens Designed Landscape, and the setting of nearby listed buildings. Important views to landscape and built features including statues and monuments in and around the city are also to be protected.

A design and access statement will be required to accompany the application.

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

The proposal should have regard to transport policies of the ECLP and the Second Proposed LDP, and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

d) There are any other environmental factors that require consideration;

The application will be accompanied by a Full Environmental Impact Assessment. Issues to be considered will include the effect of the development on existing trees, potential noise issues associated with the development, air quality issues, flooding and drainage considerations, archaeological interests, effects on wildlife and biodiversity, and pedestrian and cycle access connections through the site.

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 (reference: 15/05024/PAN) outlined a public exhibition held on 24 September 2015 at Broughton St. Mary's Parish Church. A further two public exhibition was held on 26 November 2015, and a subsequent consultation will follow in January or February 2016. The applicant notified the local ward councillors (Inverleith ward), adjacent ward councillors (City Centre ward and Leith Walk ward), The New Town/ Broughton Community Council, Stockbridge/ Inverleith Community Council, Inverleith Neighbourhood Partnership, Fettes Row Association (incorporating Royal Crescent), and Friends of King George V and Scotland Yard Parks.

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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