

Development Management Sub Committee

Wednesday 25 May 2016

Report for forthcoming application by

Heart Of Midlothian PLC. for Proposal of Application Notice

16/01610/PAN

At Tynecastle Stadium, 1 Tynecastle Terrace, 13 Mcleod Street

Development of main grandstand at stadium to increase capacity in total by circa 3000 and replace out-of-date facilities. The proposals incorporate a new Tynecastle nursery (see list of objectives attached).

	9.5
Item number	
Report number	
Wards	A07 - Sighthill/Gorgie

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application concerning a proposed redevelopment and expansion of the Main Stand, to incorporate a new Tynecastle Nursery, at Tynecastle Stadium.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice on 10 February 2016.

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 proposal site is the eastern most Main Stand of Tynecastle Stadium, which dates from 1914, which sits to the north of Gorgie Road. Tynecastle Stadium has four stands surrounding the pitch. There is a community pitch located to the west of the stadium and Tynecastle High School to the east. Gorgie Road and surrounding streets are predominantly tenemental with commercial units occupying the ground floor units on Gorgie Road.

To the north of the stadium is a distillery and to the north west is a factory. Both the distillery and the factory have hazardous substances consent.

2.2 Site History

24 March 1993 – Planning permission granted for the removal of the existing terracing and the erection of three grandstands (Reference: A 0009693).

Main report

3.1 Description Of The Proposal

The proposal is the re-development of the main grandstand at Tynecastle Stadium to increase capacity by approximately 3000 from 17,420. The proposals incorporate a new Tynecastle nursery. 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 development would be acceptable in principle having regard to the development plan and in relation to health and safety;**

Within the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP) the site is identified as being located within the urban area. To the north of the stadium is a distillery and to the north west is a factory. Both the distillery and the factory have hazardous substances consent. The proximity of Tynecastle stadium to the distillery is such that the application site falls within the consultation zone and the Health and Safety Executive is a statutory consultee.

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

The application will be for detailed planning permission. Development of the site should accord with the design policies of the LDP in addition to the Edinburgh Design Guidance.

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

The proposals should have regard to transport policies of the Rural West Edinburgh Local Plan, the emerging LDP and Designing Streets. Transport information will be required to support the application.

- 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 accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents may be required:

- Design and Access Statement;
- Pre-Application Consultation Report;
- Health and Safety information;
- Planning Statement;
- Sustainability information;
- SUDS / surface water management information;
- Archaeology information; and
- Transport Information.

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 (reference: 16/00633/PAN) outlined four public exhibitions to be held on 2-5 May 2016 at Tynecastle Stadium. Additional briefings will be held specifically for the Murrayfield Community Council, the Gorgie/Dalry Community Council and Councillors, Fullerton, Dixon and Milligan. 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.

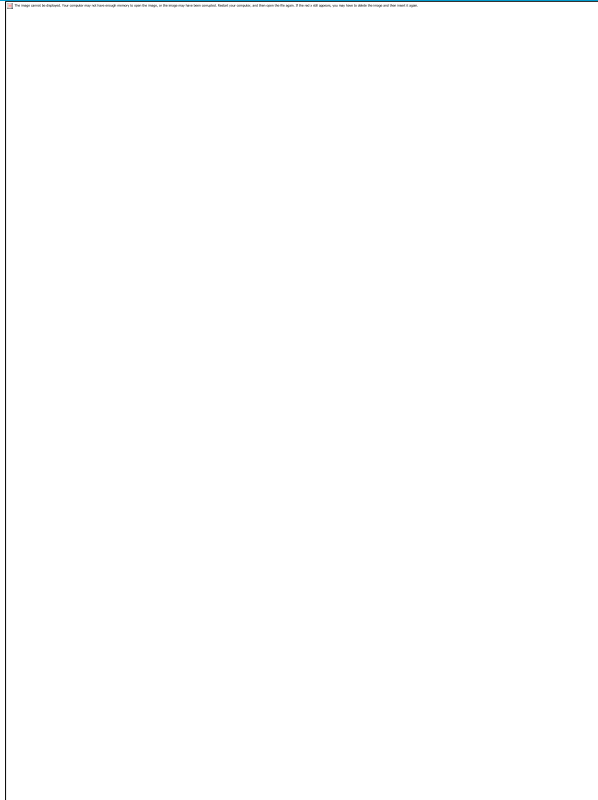
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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