

# Development Management Sub Committee

Wednesday 14 September 2016

## Application for Approval of Matters Specified in Conditions 16/02791/AMC

At St James Centre, Edinburgh, EH1 3SS

Approval of following matters specified in condition 23 of outline planning permission 08/03361/OUT relating to amendments to the approved design of Edinburgh St James:  
i) number of units ii) location & extent of uses iii) design of external features & materials iv) cycle parking v) showers & lockers vii) pedestrian & cycle access viii) car parking ix) roads & footways x) cp venting xi) servicing xii) external lighting xiv) waste xvi) surface water & drainage xvii) hard & soft landscaping.

Item number	7.1
Report number	
Wards	A11 - City Centre

## Summary

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The application is consistent with the outline planning permission (08/03361/OUT) to which it relates. The form of the development, the uses within it and routes through it are all acceptable. It has a positive effect on the New Town Conservation Area, the setting of nearby listed buildings and the Outstanding Universal Value of the World Heritage Site. The impacts on neighbouring amenity are adequately protected and the proposal will provide appropriate levels of amenity for future occupiers. Its environmental and transport impacts are acceptable, as are its impacts on the economy.

There are no material considerations which outweigh this conclusion.

## Links

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### [Policies and guidance for this application](#)

NSG, NSGD02, NSLBCA, CRPNEW, NSGSTR, LPC, CITD1, CITD2, CITD3, CITD5, CITD6, CITD7, CITD10, CITE1, CITE3, CITE6, CITE11, CITE12, CITE17, CITE18, CITH1, CITH2, CITH3, CITH4, CITH7, CITE7, CITH8, CITEM5, CITR1, CITR6, CITR12, CITT4, CITT5, CITT6, CITT7, CITT14, CITCA1,

# Report

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## **Recommendations**

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1.1 It is recommended that this application be Approved subject to the details below.

## **Background**

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### **2.1 Site description**

The site is to the north of the east end of Princes Street. It is 3.25 hectares and includes James Craig Walk, the upper part of Elder Street, Little King Street, Cathedral Lane. It is bound to the north by St James Place and to the east by Leith Street.

Within the site, there is the St James Centre, the New St Andrew's House office, the King James Hotel and two multi storey car parks. These buildings, with the exception of the John Lewis shop, are vacant with demolition expected to commence in autumn 2016.

Two category 'B' listed buildings are adjacent to the site. These are: James Craig Tenement (formerly 27-31 St James Square) (item no 30027, 27 January 1992); and, St Andrew's Hall which is part of the St Mary's (Roman Catholic) Cathedral listing (item no 27449, 19 December 1979).

Surrounding streets and spaces are characterised by both historic and modern buildings. There are a considerable number of listed buildings nearby. These include the following Category 'A' listed buildings: General Register House (Item no 27636, 14 December 1970); 23, 24, 25 and 26 St James Square (item no 29728, 14 December 1970); 30 - 34 (even numbers) Elder Street, including railings (item no 28731, 14 December 1970); 21 York Place, and 38 Elder Street, including railings and lamps (item no 29963, 14 September 1966); and, 27 York Place, 29-31 (odd nos) York Place, 33-37 (odd nos) York Place, 39- 43 (odd nos) York Place, 47-49 (odd nos) York Place,

51 York Place, 53-55 (odd nos) York Place, 57-61A (odd nos) York Place, 63-67 (odd nos) York Place and 69-73 (odd nos) York Place, all including railings (item nos, 29964, 29965, 29966, 29967, 29969, 29970, 29972, 29973 and 29974 respectively and all listed on 14 September 1966).

There are also the Category 'B' listed buildings nearby including the following: 45, 45A and 45B York Place, including railings (item no 29968, 14 September 1966); 5-11 (odd nos) Leith Street, 13 and 15 Leith Street, 27-35 (odd nos) Leith Street and 37-43 (odd nos) Leith Street and 8-12 Calton Road (item nos 29250, 29251, 29252 and 29253 respectively, all listed 19 December 1979).

Nearby modern developments include the Multrees Walk shopping street and on Leith Street, offices and the Omni Centre.

There is a mix of uses surrounding the site. There is the institutional use of General Register House. On James Craig Walk, there is a planning permission which is currently pending decision, for the change of use from student housing to flats and shops. Along York Place, uses include residential and business. The tenements on Leith Street have shops and pubs at their ground levels with residential above. There are shops and hotels on Princes Street.

There are two birch trees at the Princes Street entrance of the existing centre. There is vegetation outside New St Andrew's House next to James Craig Walk.

The application site is in the Edinburgh World Heritage Site.

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

## **2.2 Site History**

25 March 2009 - Conservation area consent was granted for redevelopment and refurbishment including demolition works and new buildings to provide mixed use development comprising retail (Class 1), leisure and culture (Class 10 and Class 11), hotel (Class 7), offices (Class 4), food and drink (Class 3), residential, and other related ancillary uses (including Financial, Professional and other Services - Class 2), car parking, servicing, access arrangements, provision of new public realm and refurbishment of existing department store, detailed approval of siting and maximum height of building blocks, points of vehicular access and egress and location of pedestrian routes at the St James Centre, Edinburgh (reference 08/03361/CON).

29 April 2009 - Outline planning permission was granted for the redevelopment and refurbishment including demolition works and new buildings to provide mixed use development comprising retail (Class 1), leisure and culture (Class 10 and Class 11), hotel (Class 7), offices (Class 4), food and drink (Class 3), residential, and other related ancillary uses (including Financial, Professional and other Services - Class 2), car parking, servicing, access arrangements, provision of new public realm and refurbishment of existing department store, detailed approval of siting and maximum height of building blocks, points of vehicular access and egress and location of pedestrian routes at the St James Centre, Edinburgh. This is the outline planning permission to which this application for approval of matters specified in condition relates (reference: 08/03361/OUT).

23 May 2014 - Application for approval of matters specified in condition 23 (ii) of Outline Planning Permission 08/03361/OUT submitted. This is pending consideration (reference: 14/02070/AMC).

9 June 2015 - Planning permission granted for alterations to department store including reconfiguration of existing entrance, creation of new entrance and provision of temporary plant at 69 St James Centre Edinburgh (as amended) (reference 15/01659/FUL).

2 July 2015 - Application approved for approval of matters specified in condition 23 (i), (iii), (vii), (ix), (x), (xi), (xvi) and (xvii) of Outline Planning Permission 08/03361/OUT relating to number of residential/commercial/business units, design of external features and materials, pedestrian and cycle access arrangements, treatment to adopted roads or footways, car parking venting, servicing, surface water and drainage, and hard and soft landscaping details (reference: 14/05263/AMC).

2 July 2015 - Application approved for approval of matters specified in condition 23 (iv), (v), (vi), (viii), (xii), (xiii), (xiv) and (xv) of Outline Planning Permission 08/03361/OUT relating to cycle parking facilities, showers/lockers, signing of pedestrian/cycle routes, car parking bays, external lighting, hours of deliveries/collections, waste management + hours of operation approved. This application has been approved (reference 15/01742/AMC).

2 July 2015 - Application approved for approval of matters specified in Condition 23 of Outline Planning Permission 08/03361/OUT for the precise location and extent of individual uses (reference: 15/02054/AMC).

14 August 2015 - Application for approval of matters specified in Condition 23 of Outline Planning Permission 08/03361/OUT relating to design of the central hotel building (Block C) and associated landscaping and external lighting approved (reference: 15/01858/AMC).

15 January 2016 - approval 14/05263/AMC varied. This was for non material variations to the Leith Street infill building (reference 14/05263/VARY)

### James Craig Walk

29 April 2015 - Planning permission granted subject to legal agreement for change of use from student accommodation to Class 1 (Shops), Class 2 (Financial, professional & other services) and/or Class 4 (Business) uses and residential apartments, proposed alterations and ancillary works at 27, 29, 31 James Craig Walk Edinburgh. Currently awaiting signing of legal agreement (reference 14/05147/FUL).

31 July 2015 - Listed building consent granted for internal and external alterations and ancillary works. 27, 29, 31 James Craig Walk Edinburgh EH1 3BA (reference 14/05148/LBC).

22 July 2016 - Application for planning permission submitted for Change of use from student accommodation to Class 1 (Shops), Class 2 (Financial, professional & other services), and/or Class 3 (Food and Drink) and Class 7/Hotel uses, proposed alterations and ancillary works at 27, 29, 31 James Craig Walk, Edinburgh, EH1 3BA (reference number 16/03662/FUL). The hotel element is linked to the central hotel that is subject of this (16/02791/AMC) application. The 16/03662/FUL application accompanies the 16/03663/LBC application.

22 July 2016 - Listed building consent application submitted for internal and external alterations and ancillary works at 27, 29, 31 James Craig Walk, Edinburgh, EH1 3BA (reference number 16/03663/LBC). This application accompanies the 16/03662/FUL application.

### The St James CPO

9 October 2014 - The St James Quarter Edinburgh (Number Two) Compulsory Purchase Order 2014 was made. This site forms part of the Compulsory Purchase.

24 February 2015 - The St James Quarter Edinburgh (Number Two) Compulsory Purchase Order - Now approved by the Scottish Government's Department of Planning and Environmental Appeals (DPEA reference CPO-EDB-005).

### Other related applications within the vicinity

27 April 2015 - Listed building consent granted for internal and external alterations and erection of extension and ancillary works at 3 St James Place Edinburgh. The existing building is St Andrew's Hall and is used as the John Lewis Collection Point (reference 14/05144/LBC).

20 May 2015 - Planning permission granted for change of use to Class 3 (Food and Drink) and Class 4 (Business) uses, proposed alterations, erection of extension and ancillary works at 3 St James Place Edinburgh EH1 3JH (reference 14/05143/FUL).

## **Main report**

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

This application seeks approval of matters specified in condition (AMC) 23 of the St James outline planning permission 08/03361/OUT. These matters are:

- i) number of units;
- ii) location & extent of uses;
- iii) design of external features & materials;
- iv) cycle parking;
- v) showers & lockers;
- vii) pedestrian & cycle access;
- viii) car parking;
- ix) roads & footways;
- x) car park venting;
- xi) servicing;
- xii) external lighting;
- xiv) waste;

- xvi) surface water & drainage; and
- xvii) hard & soft landscaping.

The application includes the following uses:

Class 1 retail (including ancillary class two and class three use)	50,403 m <sup>2</sup>
Class 3 food and drink	13,078 m <sup>2</sup>
Residential (150 flats)	18,291 m <sup>2</sup>
Class 7 hotel (including aparthotel)	21,422 m <sup>2</sup>
Car parking	57,094 m <sup>2</sup>
Service / ancillary	13,914 m <sup>2</sup>
Class 11 (limited to cinema only (including plant))	3,738 m <sup>2</sup>

The retail is arranged around a curved arcade known as the galleria. The retail is split over four levels and there is class three (food and drink) use on these levels. The galleria leads from Princes Street to Mulltrees Walk. The residential is split over five blocks at the upper levels of the building. Within the residential portion, there are five studios and 72 one bedroom, 39 two bedroom and 34 three bedroom flats. The hotel is in the centre of the site - facing St James Square. The aparthotel is at the south of the development on the upper levels of the building. The car park is split over three levels and is largely underground. There is service space within these levels. The cinema is proposed on three levels accessed from level five.

The application has been submitted because of design changes made in the course of the last year. These have largely come about due to the specific needs of the development partners the applicant has engaged. Key differences between this AMC application and the previously approved AMCs include:

- Internal layouts - including the precise location of uses;
- Changes to elevations;
- Introduction of a glass screen wall at the Little King Street Entrance;
- The hard landscape - including the steps at the St James Square upper entrance;
- Increase in number of flats from 143 to 150;
- Redesign of upper levels of central hotel and its spiral feature; and
- Additional function facilities for the hotel in new basement level.
- Additional of a screen of glazing and doors at the Little King Street entrance

Application number 14/05263/AMC previously approved matters specified in condition 23 i), iii), vii), ix), x), xi), xvi) and xvii), 15/01742/AMC previously approved 23 iv), v), vi), viii), xii), xiii), xiv) and xv), 15/02054/AMC previously approved 23 ii) and 15/01858/AMC previously approved the design of the central hotel building.

The quantity and nature of some of the changes mean that the proposal is materially different to the previously approved AMCs for the site. This has meant that this fresh AMC application was necessary.

### Supporting Information

The following information has been submitted in support of the application:

- Explanatory Statement;
- Design Statement - Amendments to the Central Hotel;
- Waste Management Strategy;
- Quantum of Development Schedule;
- Design Statement - Amendments to the Design;
- Illustrative Masterplan - Addendum;
- Public Realm Strategy - Addendum;
- Supplementary Environmental Report;
- Surface Water Management Plan;
- Car Parking Schedule; and
- Verified viewpoints photomontages;

These documents are available to view on Planning and Building Standards Online Services.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) The principle of the development is acceptable;
- b) The impact on the historic environment is acceptable;
- c) The impact on views is acceptable;
- d) The design is acceptable;
- e) Neighbouring amenity and future amenity are acceptable;
- f) Impacts on road safety and movement are acceptable;
- g) Other impacts are acceptable;



- h) Impacts on equalities and human rights are acceptable; and
- i) Comments raised have been addressed.

a) Principle of the development

The principle of the development is established by the outline planning permission (08/03361/OUT) to which this application for approval of matters specified in condition relates. In terms of the building form, the proposed uses and routes through the development, the proposal accords with the outline planning permission.

As part of the application, a cinema is proposed. The 08/03361/OUT permission to which this AMC application relates included within its description leisure and culture (class 10 and class 11). Cinema is a class 11 use. This use therefore falls within the ambit of the outline planning permission. The cinema use is acceptable.

There is new function accommodation for the hotel below the car park. Though it goes below the lowermost level originally anticipated by the 08/03361/OUT outline planning permission, overall the lowermost car park has been raised, in comparison with the previous AMC applications, to ease excavation. The function level has a mezzanine within it. It is ancillary accommodation to the hotel and is acceptable in principle.

The hotel would be linked at basement level to the 27, 29, 31 James Craig Walk building, if the 16/03662/FUL and 16/03663/LBC applications are granted and the scheme is implemented. The link would allow servicing of the James Craig Walk building. This link would be acceptable.

Like the previously approved AMCs, office development is not proposed. This remains acceptable as there will be other uses, particularly retail, which will provide significant economic benefit.

Overall, subject to other policy considerations, the development is therefore acceptable.

b) Impact on the historic environment

There are three main considerations in assessing the impact on the historic environment: impact on the conservation area, impact on the setting of listed buildings and impact on the Edinburgh World Heritage Site

**Conservation area**

The New Town Conservation Area Character appraisal states that: *In its location, height and bulk, the St James Centre is a particularly obtrusive development. It is specifically highlighted on the map in the Character Appraisal as an intrusive feature.*

Describing the skyline, the Character Appraisal states: *While there are a considerable number of prominent buildings and focal points in the area, the sloping topography means that punctuation above the skyline is limited. The features that are prominent and can be seen from many parts of the area are the Old Town Ridge, Calton Hill with its monuments, and St Mary's Cathedral. Sitting alongside Calton Hill, the concrete development of the St James Centre forms an obtrusive element that can be seen from many points.*

The existing St James Centre complex has a considerable negative effect upon the conservation area. The building, being taller in height and alien in form to the buildings of the New Town, erodes its cohesion. It detracts from the city's skyline. The main external building material of dark grey / brown textured concrete does not harmonise with the natural sandstone that is the prevailing building material in the New Town. The centre engages poorly with the surrounding streets, offering little in the way of active frontages to the important thoroughfare of Leith Street or to James Craig Walk.

While the top most floors and spiral feature of the central hotel are larger than the form shown in the outline planning permission (08/03361/OUT), these have been reduced in size in comparison with the 15/01858/AMC approval. This has a beneficial effect of reducing the visual impact of the hotel upon the skyline of the city. In relation to the remainder of the proposal, the form in general, replicates aspects of the form of the historic buildings that were lost when the St James Centre was originally constructed. The height and form of the development as a whole is consistent with the height and form established by the outline planning permission. The form and height of the building is therefore acceptable.

The main building is positioned to form street edges, with it sitting next to the footway on Leith Street and widened James Craig Walk. On these streets, an active frontage is provided at street level via a series of small shops, entrances into the centre and shop windows. The potentially negative effect of service egress and car parking entrance / exit is mitigated by the inclusion of gates which will help screen the interiors of these spaces. Architectural blockwork, which is concrete blockwork with an attractive finish, is used on the return walls in these locations. The use of the condition on building materials of the 08/03361/OUT outline planning permission will help ensure an attractive finish.

The building's elevations are designed to echo traditional Edinburgh buildings. The facade to Leith Street for example, is broken up into series of panels which are similar to the size of an individual tenement. The windows have vertical proportions and the stone is broken into horizontal courses that are around the same height as those on nearby buildings.

The proposed roof landscape design includes trees. These will soften the appearance of the building and add to its interest.

Because materials contribute to the conservation area's special character and appearance, the proposed materials will have an effect on whether the new development will successfully integrate into it. Limestone would be the main external building material at lower levels. It is not a material that is commonly used in the New Town. This material has been accepted however through the 15/05263/AMC approval.

The proposed bronze coloured stainless steel used for the central hotel cladding will provide an attractive contrast with the masonry and pre-cast concrete that are the main materials for the remainder of the wider development.

Other materials used include granite and metal cladding. These are appropriate for this development within the context of the New Town. The outline permission includes a condition which ensures appropriate materials to be secured. This will allow the exact specifications and finishes of the proposed materials to be considered.

The impact on the character and appearance of the New Town Conservation Area is acceptable.

### **Listed buildings**

Surrounding listed buildings include Register House, historic tenements on James Craig Walk and the tenements on Leith Street. A new square will be formed at the entrance into the centre next to Register House. This will improve the setting of that building, with the St James Centre reflecting the geometry of Register House in its layout. The new St James Square will create an attractive space in front of the tenements on James Craig Walk. Leith Street will be reinforced as an important route through the city with the new St James Centre reinstating the historic building line and reintroducing shops at street level. All of these measures have positive effects in relation to the setting and upon the character of surrounding listed buildings.

Historic Environment Scotland was consulted on the application and did not object. It indicated that the amendments do not raise any significant issues for the setting of the adjacent category A listed buildings.

### **World Heritage Site**

In relation to the hotel proposals, Edinburgh World Heritage has advised that tall *"structures in the city centre are generally tall, slender and not inhabited at height. EWH's position on the hotel has been, to date, that it should seek to lessen its impact on the skyline through reducing floor area at upper levels. While some steps have been taken towards this, the proposals are still for a large building that will sit on the city's skyline, as opposed to piercing the skyline, and that it will still have a negative impact on [outstanding universal value] OUV."* In relation to the scheme as a whole, it goes on to state that it is *"aware that a comparatively large number of changes are proposed to aspects of the scheme. These are not minor changes, and represent a further watering down of a design that, in our view, already left a good deal of room for improvement to reach the standards of the New Town."* While Edinburgh World Heritage have expressed this view, the new development will integrate well with the New Town, reinforcing and improving Leith Street, connecting with Princes Street and Mulltrees Walk and allowing new and easier connections between the New St James Square and Little King Street. In relation to this connection, the new screen proposed for the Little King Street entrance is acceptable.

The design of the main building, with its vertical windows and appearance, takes its cue from Edinburgh's building tradition and is clearly modern and of its time. This approach is appropriate for the World Heritage site.

The limestone, which is the main external building material at street level, is not a material that is typical of the World Heritage site. However, this material was approved under the 14/05263/AMC approval.

The main building contrasts with the central hotel building, with the hotel having a ribbon like curved facade made of bronze coloured stainless steel. This is clearly designed to be a special building within the scheme as a whole. Its position, on the axis of George Street, is an appropriate place to put such a building. It will provide a modern addition to the buildings throughout the New Town that terminate vistas along streets. As set out above, the reduction in size at the top of the central hotel has a beneficial effect when compared with the previous 15/01858/AMC approval. This effect is positive in relation to the World Heritage Site, where such views contribute to its OUV.

The changes proposed do not overly dilute the quality of the design. The impact upon the outstanding universal value of the Edinburgh World Heritage Site is acceptable.

#### c) Impact on views

Edinburgh' skyline is critically important to the city, being a key part of its identity. Skyline is a fundamental part of the outstanding universal value (OUV) of the Edinburgh World Heritage Site, part of the distinct character of the New Town and Old Town Conservation Areas and is important to the setting of listed buildings.

The development will be seen in Edinburgh's skyline from viewpoints around the site. The central hotel form is larger than that indicated by the 08/03361/OUT permission. It is however smaller at its uppermost levels than the form approved under the 15/01858/AMC approval. The spiral feature has a simpler form than that of the 15/01858/AMC approval. These changes result in a less obtrusive impact upon the city's skyline in comparison with the previous AMC approval. Therefore, the impact of the city's skyline is acceptable.

#### d) Design

The development is clearly modern in its appearance. While the masonry elements reflect the character of historic buildings, there are contrasting sections of the facade that are finished in metal cladding and granites, that break up the scale of the building and have a more overly contemporary appearance. The central hotel provides the most striking contrast with the main building, having a sculptural curved form. The Edinburgh Design Guidance seeks, in its foreword, "*confident modern developments that sit comfortably alongside some of the oldest buildings in the city*". This development will achieve that aim.

Some of the changes are simplifications, for example at the residential roof terraces where level changes have been omitted. Some of the changes result from the practicalities and needs of operators, for example the disposition and number of flats. There are changes to the position and size of some windows. These changes are acceptable.

In relation to public realm, the design is similar to the previously approved design. The steps to the mezzanine level in the new St James Square have been modified to better allow people to sit on them. The landscape terraces at the top of the building have been simplified and will provide better quality spaces for use by residents of the development. The landscape design is acceptable.

e) Neighbouring and future amenity

**Neighbouring amenity**

The building form proposed was established by the Outline Planning Permission. It is largely similar also to the form proposed under the 14/05263/AMC and the 15/01858/AMC approvals. This form determines the amount of daylight reaching neighbouring properties. The Outline Planning Permission form was found to be acceptable in relation to daylight and sunlight. The proposed building therefore has an acceptable impact on the daylight and sunlight to neighbouring properties.

In relation to privacy, the closest the development comes to neighbouring properties is 12.5m from the neighbouring windows at 23 and 24 St James Square. While there may be some impact on neighbouring privacy as a result of this, the building does follow both the parameters established by the Outline Planning Permission and the historic alignment of buildings that stood on the site before the existing St James Centre was built. Taking this into account, impacts on privacy are acceptable.

**Future amenity**

There is a mix of dwellings proposed. The breakdown of this is as follows:

	Studios	1 bedroom	2 bedroom	3 bedroom	3 bed duplex
Number	5	72	39	31	3
Average floor area	43.4m <sup>2</sup>	56.2m <sup>2</sup>	95.6m <sup>2</sup>	139m <sup>2</sup>	24.8m <sup>2</sup>
Percentage of total	3.3%	48%	26%	20.7%	2%

One of the studios and 22 of the one bed flats are smaller than the Edinburgh Design Guidance recommended floor areas of 36m<sup>2</sup> and 52m<sup>2</sup>. The studio flat that falls below the recommended floor area is 30m<sup>2</sup>. The smallest of the one bedroom flats is 38.5m<sup>2</sup>. The average size of the flats, for all of the categories above, exceeds the standards set out in the Edinburgh Design Guidance. The number of three bedroom dwellings exceeds the 20% sought for growing families as set out in the Design Guidance and meets with Edinburgh City Local Plan (ECLP) Policy Hou 6. Given these circumstances, the infringement of guidance in respect of flat sizes is acceptable in this instance.

While the number of single aspect flats is above the 50% set out in the Guidance, these are all at the top of the development. They will all have good levels of daylight with those facing south, west and east having acceptable sunlight. Those single aspect flats that face north would benefit from spectacular views across the city.

To provide privacy between dwellings, screens of opaque glass are proposed on the private roof terraces. These are angled so that they are higher near the external walls and lower near the balustrade. This reduces their visual impact. These features are acceptable.

## **Open Space**

ECLP Policy Hou 3 - Private Open Space - requires 10m<sup>2</sup> of open space to be provided for each flat.

In block A there are 91 flats. Thirtynine have private open space ranging from 5m<sup>2</sup> to 161m<sup>2</sup>. Block A also has 1811.7m<sup>2</sup> of communal open space with equates to 38.8m<sup>2</sup> for each of the 52 flats without terraces.

In block B there are 59 flats. Thirteen have private open space ranging from 9m<sup>2</sup> to 49.3m<sup>2</sup>. Block B also has 227.1m<sup>2</sup> of communal open space with equates to 4.9m<sup>2</sup> for each of the 46 flats without terraces.

While the figure in both private and public space for some flats is below the 10m<sup>2</sup> required by policy, this has to be considered alongside the context of the development. Nearby there is Princes Street Gardens and St Andrew Square Gardens as well as Calton Hill. The flats will be well served by good quality public open space in the vicinity. This offsets any deficiency in open space within the development itself.

The level of open space proposed is therefore acceptable.

### f) Impacts on road safety and movement

#### **Car parking**

The number of car parking spaces proposed (1800) is the same as the previously approved AMCs. Those for the residential accommodation are now stacked over levels B1 and B2 and served by their own ramp. Further provision if required would be located on level B3. Modifications to the layout of the car park, in comparison with previous approvals, should make it easier to use.

#### **Cycle parking**

The locations of cycle parking is acceptable. In relation to the size of cycle parking racks, these are shown as 600mm long. To ensure bikes can be parked without falling over, these should be a minimum of 700mm long. An informative is recommended regarding this. An informative is also recommended which advises that cycle parking should be provided within the galleria. This will help avoid bikes being parked in potentially damaging locations.

Pedestrian and cycle access through the development is acceptable as it is consistent with the outline planning permission (08/03361/OUT). The introduction of the screen wall and doors at the Little King Street will help create a more pleasant internal environment by mitigating wind. This beneficial effect balances any negative effect of the screen in relation to movement.

A representation has raised concern about north-south routes through the development and their ability to be used by cyclists. These are essentially the same as approved under the previous AMC applications. Cycle routes in the wider area, for example York Place, are supported but are dependent on designs outwith the scope of this application. Given the routes through the site are essentially the same as previously approved, these are acceptable.

#### g) Other impacts

There are a number of factors that need to be considered. These include archaeology, flood prevention and surface water management, noise, air pollution, waste management and affordable housing.

#### **Archaeology**

Condition 13 of the 08/03361/OUT permission to which this AMC application relates secures archaeological mitigation. While the historic building record has been completed, there is still a requirement to undertake and report on a programme of archaeological investigation. This requirement will remain in place and is unaffected by this AMC application. Therefore, archaeological impacts are acceptable.

#### **Flood prevention and surface water management**

The surface water management plan for the scheme is the same as that provided for the 15/05253/AMC approval. In these circumstances, the applicant has submitted a self-assessment form and checklist. This confirms that the development will have an acceptable impact in relation to flood prevention and surface water management plan.

#### **Noise**

Conditions 17, 19 and 20 of the outline planning permission 08/03361/OUT protect against adverse impacts from noise from plant, machinery or equipment, lifts and substation. Condition 18 of that permission requires a scheme for protecting residential development from noise. These conditions remain in place and will ensure the development and surrounding residential properties are adequately protected from noise impacts.

Noise from the basement level hotel function accommodation would be contained. This new aspect of the proposals is therefore acceptable in relation to noise impacts.

#### **Air pollution**

There are air quality impacts resulting from the car park and the combined heat and power facility.

In its consideration of the 08/03361/OUT outline planning application, Environmental Assessment stated its opinion that *certain elements of these proposals will produce adverse impacts on Local Air Quality*. Environmental Assessment has maintained this concern and under consideration of the 14/05263/AMC application would have preferred the extracts were put at a higher level. This was not possible within the scope of the design proposed. The report on the 14/05263/AMC concluded that it would not be reasonable to require further mitigation measures and this position remains. Within the context of these applications air quality impacts are therefore acceptable.

An informative is recommended in respect of electric charging points for car parking spaces.

### **Waste Management**

Waste within the development for both residential and commercial uses will be managed in accordance with the applicant's Waste Management Strategy - June 2016. This includes refuse chutes for residential waste with machinery to sort the waste into different bins. Bins will be located in the basement area. The Council's Waste and Cleansing Service has confirmed that the proposal is acceptable.

### **Affordable housing**

Off-site affordable housing has been secured by the legal agreement for the 08/03361/OUT outline planning permission. The numbers of dwellings proposed are consistent with the outline planning permission.

### **Education infrastructure**

Communities and Families has stated that if assessed again the current situation, the development would require to make a contribution of £112,297 towards education infrastructure for primary schools and Drummond Community High School. However, the application is an AMC which relates to the 08/03361/OUT outline planning permission. A legal agreement for the outline planning secures £8,480 towards improving facilities at St Thomas of Aquin's RC High School. While there would therefore be a shortfall in funding for education infrastructure, it is not possible for the Council to require modifications to the 08/03361/OUT legal agreement. Communities and Families accept this approach.

### **Transport infrastructure including tram**

The 08/03361/OUT legal agreement also secures contributions towards tram infrastructure (£1,400,000), variable message signing for car parking (£100,000), City Car Club (£18,000) and traffic regulations (£7,000). These contributions remain appropriate.



## h) Equalities and human rights

In relation to equalities, the development will improve accessibility for disabled people. Entrances into the centre will be provided at grade throughout the development. There will be lifts, escalators and stairs to provide access internally. All people will be able to use the development and the environment created around it. This means there are no adverse impacts on equalities in relation to age, gender identity, marriage / civil partnership, pregnancy / maternity, race or religion / belief.

In relation to human rights, the development will promote health by being accessible to pedestrians and cyclists. There will be significant job opportunities which will help reduce poverty within the city. Physical security will be promoted through creating a development that provides passive supervision to the spaces and streets around it. There are no adverse impacts in relation to legal security, education and learning, standard of living, productive and valued activities, individual, family and social life, identity, expression and respect, and participation, influence and voice.

## i) Representations

### **Material objections**

- Inaccuracy of drawings in relation to levels - The levels on the landscape levels drawing were originally shown as being lower than intended. This was a drafting error. The drawing has been updated to reflect the proposed levels.
- Concerns about water levels - drainage addressed in section 3.3 g) and found to be acceptable.
- Inconsistency of drawings eg stairs at 27-31 James Craig Walk - The drawings are sufficiently consistent to make a planning decision.
- Cycle parking should be included in the galleria - addressed in section 3.3 f).
- A cycle "hub", which provides facilities for storage, sale of parts, cycle information and the opportunity to have bikes serviced should be provided - the retail component of the development would allow for such a use to be incorporated.
- Lack of cycle route on the upper section of Leith Street - addressed in section 3.3 f).
- North South route does not adequately cater for cyclists - addressed in section 3.3 f).
- North South route does not adequately connect with York Place, Leith Street and St Andrew Square - addressed in section 3.3 f).

### **Non material representations**

- Behaviour of applicant's agent in relation to neighbouring property.
- Correspondence between applicant's agent and neighbours.
- Property title issues.
- Structural issues in relation to basement construction.
- Ability to monitor / mitigate vibration in relation to construction and neighbouring property.

- The planning authority's pension fund has invested in the development and this is a conflict of interest. The Lothian Pension fund which provides pensions for Council employees has a large range of investments which are disclosed on its website. The pension fund provides pensions based on salaries of employees. Given these circumstances, it is not considered that there is a conflict of interest.
- Content of illustrative information board - The content of this board will be agreed with Archaeological Services.
- Incorporation of date stones - the 08/03361/OUT outline planning permission to which this AMC application relates has conditions in relation to archaeology.
- Levels of sewerage pipes.

## **Community Council**

The New Town and Broughton Community Council commented on the application.

In summary, NTBCC are supportive of the overall objectives for this development and whilst having certain reservations to some of the detailed proposals as outlined above, it does not object to the overall approach being taken. It believes that with minor amendments and further assessment, this development remains a significant benefit to the wider community. It makes observations on the following:

- Concern that the ribbon feature still meets the ground in the square - this aspect of the proposal is the same as per the 05/01858/AMC and is therefore acceptable.
- Welcomes the changes to the massing and spiral feature of the hotel - assessed in sections 3.3 b) and c).
- Regrets the inclusion of the underground hotel function accommodation - assessed in section 3.3 a).
- Welcomes the changes to the steps to the mezzanine level in the new St James Square - assessed in section 3.3 d).
- Comments on the vehicular arrangements for Picardy Place and around Little King Street - these would be subject of separate applications / consents as necessary.
- Supports changes to which improve the internal climate of the galleria - assessed in section 3.3. f).

## Conclusion

The application is consistent with the outline planning permission (08/03361/OUT) to which it relates. The form of the development, the uses within it and routes through it are all acceptable. It has a positive effect on the New Town Conservation Area, the setting of nearby listed buildings and the Outstanding Universal Value of the World Heritage Site. The impacts on neighbouring amenity are adequately protected and the proposal will provide appropriate levels of amenity for future occupiers. Its environmental and transport impacts are acceptable, as are its impacts on the economy.

There are no material considerations which outweigh this conclusion.

It is recommended that this application be Approved subject to the details below.

### 3.4 Conditions/reasons/informatives

#### Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. Notwithstanding the treatment (including the information shown on landscape drawings) to roads (including footways) is approved, appropriate consents and orders as necessary in relation to transport and roads legislation will be required. Should any design changes occur which mean that the design of the roads, including footways, is materially different to the approved drawings, a further application or applications for approval of matters specified in condition will be required in respect of those changes
5. Prior to the commencement of works on site and in accordance with Condition 15 of the outline planning permission to which this application relates (reference 08/03361/OUT) the design and full specification of all traffic controlled junctions and crossings require to be approved by the Council.
6. Details of surface water and drainage arrangements related to roads will require to be submitted in an application or applications for Roads Construction Consent (RCC) as necessary.
7. Details of the access arrangements of the hotel including applications for RCC and traffic orders require to be submitted as necessary;
8. Details of street furniture, including lighting design, will require to be submitted in an application or applications for RCC, as necessary.

The applicant should note that modifications to lighting design may be required in order to secure RCC if necessary and, in relation to this, ground up lighters are not normally accepted;

9. TRAMS - Important Note:

The proposed site is on or adjacent to the Edinburgh Tram which is now operational. Tram power lines are over 5m above the tracks and do not pose a danger to pedestrians and motorists at ground level or to those living and working in the vicinity of the tramway. However, the applicant should be informed that there are potential dangers and, prior to commencing work near the tramway, a safe method of working must be agreed with the Council and authorisation to work obtained. Authorisation is needed for any of the following works either on or near the tramway:

- Any work where part of the site such as tools, materials, machines, suspended loads or where people could enter the Edinburgh Tram Hazard Zone. For example, window cleaning or other work involving the use of ladders;
- Any work which could force pedestrians or road traffic to be diverted into the Edinburgh Trams Hazard Zone;
- Piling, using a crane, excavating more than 2m or erecting and dismantling scaffolding within 4m of the Edinburgh Trams Hazard Zone;
- Any excavation within 3m of any pole supporting overhead lines;
- Any work on sites near the tramway where vehicles fitted with cranes, tippers or skip loaders could come within the Edinburgh Trams Hazard Zone when the equipment is in use; and
- The Council has issued guidance to residents and businesses along the tram route and to other key organisations who may require access along the line.

Reference should be made to full guidance on how to get permission to work near a tram way:

<http://edinburghtrams.com/community/working-around-trams>

10. Pedestrian connectivity between the St James Quarter and the Register Lanes area should be further explored between the applicant and neighbouring landowners.
11. Condition 12 of the outline planning permission 08/03361/OUT remains in place and proposals for materials will be subject to this condition.
12. Electric vehicle charging points should be installed in accordance with Transport Scotland's Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles (2013). Consideration should be given by the applicant to future proofing the car park to enable more spaces to provide electric charging.
13. In relation to cycle parking, 'A' style cycle racks should be a minimum of 700mm long in order to adequately support the cycle frame and wheels.
14. Cycle parking in the galleria should be provided where possible.
15. In relation to lighting, notwithstanding what is shown on the approved drawings, the following should be noted:
  - The lighting spec of equipment is acceptable in principle but subject to adequate lighting and energy performance checks through the RCC approval stage;

- There will be parts of the existing street lighting network which will be affected by the new works within the red line site boundary. Where this is the case, appropriate permission and approvals will be required from the Council as necessary; and
- Ground lighters as a means of lighting the street are not normally accepted.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

The application site is subject to the St James Quarter Compulsory (Number Two) Compulsory Purchase Order. The financial implications have been reported to the appropriate Council Committees separately.

A legal agreement for the 08/03361/OUT outline planning permission secures developer contributions.

There are no other financial implications to the Council resulting from this application.

## **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 The equalities impact has been assessed as follows:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

Sustainability was assessed under the 08/03361/OUT outline planning application and found to be acceptable. The development will need to meet the requirements of the Building (Scotland) Regulations. The requirements in relation to energy use have become more onerous since the development was granted outline planning permission. The development is acceptable in relation to sustainability.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre application discussions took place. These discussed the scope of the design changes and whether these were material. It was decided that given the scope and number of these, that a fresh application to encompass the all the design changes for the entire building - including the hotel - should be submitted.

## 8.2 Publicity summary of representations and Community Council comments

The application was advertised on 17 June 2016. Four representations were received. Three of these were in objection. Spokes was one of these and included comments on the application referring back to comments on previous applications. The New Town and Broughton Community Council made comment and was generally supportive of the application.

A full assessment of the representations can be found in the main report in the Assessment section.

### **Background reading/external references**

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- To view details of the application 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](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

The application site is identified in the Edinburgh City Local Plan as being within the Central Area. The site forms part of an identified Central Area Development Proposal (CA 1- St James Quarter). The site is also included in the St James Quarter Development Brief.

**Date registered**

3 June 2016

**Drawing numbers/Scheme**

01 to 176, 177A, 178 to 187,

**John Bury**

Head of Planning & Transport  
PLACE  
City of Edinburgh Council

Contact: David Givan, Senior Planning Officer  
E-mail:david.givan@edinburgh.gov.uk Tel:0131 529 3679

**Links - Policies**

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**Relevant Policies:**

**Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

**Non-statutory guidelines** - EDINBURGH STREET DESIGN GUIDANCE - Edinburgh Street Design Guidance supports proposals that create better places through the delivery of vibrant, safe, attractive, effective and enjoyable streets in Edinburgh. It sets out the Council's expectations for the design of streets and public realm.

### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 7 (New Pedestrian Routes in the City Centre) relates to the creation of new pedestrian routes in the City Centre.

Policy Des 10 (Tall Buildings) sets out criteria for assessing proposals for tall buildings.

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Env 11 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.



Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Env 7 (Historic Gardens & Designed Landscapes) establishes a presumption against development that would be detrimental to Historic Gardens and Designed Landscapes.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Emp 5 (Hotel Development) sets criteria for assessing sites for hotel development.

Policy Ret 1 (City Centre Retail Core) sets criteria for assessing retail development in or on the edge of the City Centre Retail Core.

Policy Ret 6 (Entertainment and Leisure Developments – Preferred Locations) identifies the Central Area, Leith & Granton Waterfronts and town centres as the preferred locations for entertainment and leisure developments.

Policy Ret 12 (Food and Drink Establishments) sets criteria for assessing the change of use to a food & drink establishment.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Policy Tra 7 (Tram) prevents development which would prejudice tram safeguards or identified tram routes.

Policy Tra 14 (City Centre Public Parking) outlines the circumstances in which car parks in the Central Area will be supported.

Policy Ca 1 (Central Area) sets criteria for assessing development in the Central Area.

# Appendix 1

## Application for Approval of Matters Specified in Conditions 16/02791/AMC

At St James Centre, Edinburgh, EH1 3SS

Approval of following matters specified in condition 23 of outline planning permission 08/03361/OUT relating to amendments to the approved design of Edinburgh St James: i) number of units ii) location & extent of uses iii) design of external features & materials iv) cycle parking v) showers & lockers vi) pedestrian & cycle access viii) car parking ix) roads & footways x) cp venting xi) servicing xii) external lighting xiv) waste xvi) surface water & drainage xvii) hard & soft landscaping.

### Consultations

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#### CEC Communities and Families - response dated 30 August 2016

*The education actions required to mitigate the impact of planned and anticipated housing development, including school land safeguards, have been established on a city-wide contribution zone basis. This requirement is set out in guidance on Developer Contributions and Affordable Housing (December 2015).*

*This site falls within the 'Drummond Education Contribution Zone'. New housing developments within this part of the Zone, which will have a net impact on education infrastructure, are required to contribute to the following actions:*

#### DRUMMOND EDUCATION CONTRIBUTION ZONE ACTIONS

Action	Cost at Q1 2015
3 Primary School classes (zone primary schools or neighbouring primary schools)	£838,627
Increase secondary school capacity to accommodate 44 extra pupils (Drummond HS)	£1,412,206
Total cost	£2,250,834

*A standard pro-rata contribution towards the costs of delivering these actions has been established.*

*Using the pupil generation rates set out in the guidance, the proposal is expected to generate primary and secondary school pupils.*

*It would therefore be appropriate to apply the standard non-denominational primary school contribution rate for this Zone (as set out in the table below) to the proposed development.*

*Assessment based on: 73 flats*

*(5 studios and 72 one bed flats excluded from assessment)*

Cost per unit	Flats	£1,538
	Houses	£8,779
Total required contribution		£112,297

*Note - all contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q1 2015 to the date of payment.*

*Although the above assessment is based on the current approach to determining developer contributions, there is a legal agreement attached to the original outline consent for the St James Centre development (08/03361/OUT). The Planning service has advised that the terms of this agreement are applicable to this application. This requires payment of £8,480 in total towards improving facilities at St Thomas of Aquin's RC High School.*

*The developer contribution guidance is currently being reviewed to take account of the Reporter's findings in relation to the Local Development Plan, as well as current school roll projections. The actions and required contributions for each Education Contribution Zone may change as a result. The impact, if any, of the £8,480 contribution will be considered as part of this review.*

### **New Town and Broughton Community Council Comments - response dated 30 August 2016**

*Further to our recent discussion regarding representation on behalf of the New Town & Broughton Community Council (NTBCC) to the above application, below are comments submitted by the community council to the amendments as contained in application*

*16/02791/AMC. As you are aware, NTBCC did not initially submit comments on this latest application but have submitted representations on various applications associated with the Approval of Matters as specified in Conditions as contained within the original outline permission granted (08/03361/OUT).*

*This current application, as we understand it, covers a number of design development changes to the approved Edinburgh St James scheme, relating primarily to:*

- The central hotel building (particularly the upper levels and roof expression);*
- The residential proposals;*
- Environmental improvements; and*
- Various amendments to general design.*

*As we understand it, this latest amendment contains many changes spread over multiple aspects of the preceding applications, reflecting in part, the progress made on the detailed design that has occurred over the past 12 months as well as some specific preferences from the potential or actual lessees.*

*Broadly, as far as we can see from an examination of the multitude of documents lodged with this specific application, the changes are either not significant from a community standpoint or propose amendments which we would see as an improvement on the original consented applications under the Approval of matters specified in Conditions.*

*We would also note that although there are only 3 comments lodged against this application, those that have been lodged are from local residents who may be most impacted by any changes.*

*Having considered this application, we would make the following comments:*

*1) Regarding the central hotel, NTBCC understand that the outline permission that was granted in 2009 established a number of parameters that subsequent details need to be assessed against. The outline permission accepted the principle, of introducing a centrepiece, landmark building on the skyline and established maximum building heights. We also note (from our previous submission to 15/01858/AMC) that the documentation accompanying that application stated that "the central hotel building presents a timely opportunity to create a truly iconic building on Edinburgh's historic skyline, which will act as a beacon for the St James development and regenerate this important area of the city, at the heart of the UNESCO World Heritage site."*

*Although we had mixed views on the previous application, on balance, NTBCC did not object to the sculptural detail proposed for the top of the building, understanding that it did attempt to bring a fresh and innovative approach to this building and the wider development. Our main concern was that the addition of the ribbon feature as initially proposed from ground level in St James Square to the top of the building had the effect, at least visually, of the square seemingly being too small for the proposed building as the ribbon feature created the impression of too much apparent bulk to the building.*

*NTBCC had previously stated that as part of 15/01858/AMC, that we hoped "that the planners and developers can work together to find ways to slim the hotel down to its permitted size, and that the ribbon feature will then emerge as what it was intended to be, an elegant modern addition which will complement rather than dominate the existing iconic skyline." We therefore welcome the proposed changes covered under the "Massing and Elevational Changes" section in the Design Statement accompanying this application which states that "the hotel has undergone change in terms of the uppermost three levels and the flourish above. These elements have been reduced in size and visual impact." We therefore support the revision of the central hotel floor levels and roof spire amendment.*

*2) Regarding the changes proposed to the 3 basement levels for vehicle parking, we note that the finished floor levels of the three basement car park levels have now been rationalised to ease excavation depths which we welcome. We had concerns with the previous applications as to the extent of parking provision but also with the significant excavations proposed (& the associated removal of that spoil to Leith Docks. It would appear that these changes may lessen slightly that concern. However, it would seem that this reduction may be partially negated by the inclusion of a subterranean new basement level (B4), containing a hotel function spaces. Whilst this could be seen as an ideal location for a function space in terms of isolating any environmental impacts, we are surprised by its location and regret its inclusion.*

*3) We believe that the proposed changes to the "Urban Steps and Seating Steps" at St James Square connecting the square (at Level 03) to the mezzanine (at Level 04) are an improvement with the sub-division and better arrangement of seating steps to one side and standard steps on the other. We were supportive of the aspects of the previous applications to provide some animation to the plaza area in St James Square between the steps to the galleria and Multrees Walk. We would restate NTBCC's comment regarding proposed landscaping in this area - we expressed slight concerns on the "limited public seating being proposed for St James Square. We noted that two*

areas had been highlighted but this could be enhanced if the space reserved for taxi and small executive coach drop-offs / pick ups were to be removed."

We note that there is some attempt in the latest application to limit access to this area by automated bollards - time will tell if this impacts on the flow of pedestrians in this area or the success of the proposed performance space in the forecourt of the hotel public realm.

4) We note various comments regarding changed thinking on vehicle routes through Little King Street and Cathedral Lane. We also note that the City of Edinburgh Council Transportation Dept. has proposed the reversal of traffic flow from that set out in the 2015 AMSCs (caused by the current thinking on Picardy Place). Whilst we are unaware of the latest CEC thinking regarding Picardy Place as there appears to be little or no communication or public domain documentation regarding this, it would seem that the current proposal is now for a "more subtle" vehicular approach for residents to access the apartments by travelling up Cathedral Lane and down Little King Street.

Furthermore, proposals for Cathedral Lane include the full reinstatement of the carriageway and footway with the existing kerb being re-laid flush, creating a continuous surface. Without being cognisant of the plans for Picardy Place, we would support any change which enables pedestrian flow from Picardy Place to the St James development.

5) We note the changes proposed concerning the various entrances and galleria engineering design following a more detailed study of the impact of climatic conditions on the amenity of the users of these facilities. With no expertise in this area, we cannot comment on the changes proposed but would say that the primary consideration should be to ensure that those using the retail and food and drink facilities within the galleria can do so in a pleasant, weather-proof environment and the architectural detailing of the various entrances should be secondary to that. In principle, we therefore support any changes which will maximise the amenity of those availing themselves of the facilities contained within the St James development.

In summary, NTBCC are supportive of the overall objectives for this development and whilst having certain reservations to some of the detailed proposals as outlined above, we do not object to the overall approach being taken. We believe that with minor amendments and further assessment, this development remains a significant benefit to the wider community.

#### **CEC - Flood Prevention - response dated 30 August 2016**

*Flood Prevention have no further comment on this application*

#### **Roads Authority Issues - response dated TO BE INSERTED**

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

1. Condition 23(iv) - "The type, location, and numbers of cycle parking facilities for both staff/guests and customers. All cycle parking to be in accordance with the Council's parking standards":

a. The proposed type of cycle parking is acceptable. The applicant should note that 'A' style racks should be a minimum of 700mm long in order to adequately support the cycle frame and wheels;

b. The proposed locations of cycle parking are acceptable. In addition, cycle parking within the Galleria should be provided otherwise cycles are likely to be left in obstructive or potentially damaging locations (e.g. on shop windows);

c. The proposed number of cycle parking provision is acceptable. Note: it has been agreed that lower numbers than required under the Council's parking standards are acceptable;

2. Condition 23(vii) - "Pedestrian and cycle access arrangements, including access through the development":

a. Pedestrian and cycle access through the development is acceptable. The applicant should note that permissions will also be required under separate legislation (e.g. road opening permits, traffic regulation and other orders);

3. Condition 23(ix) - "Amendments or any treatment to adopted roads or footways":

a. Notwithstanding the treatment (including the information shown on landscape drawings) to roads (including footways) is approved, appropriate consents and orders as necessary in relation to transport and roads legislation will be required. Should any design changes occur which mean that the design of the roads, including footways, is materially different to the approved drawings, a further application or applications for approval of matters specified in condition will be required in respect of those changes;

4. Condition 23(xi) "details of servicing of the development" - The proposals are acceptable;

5. Prior to the commencement of works on site, the following require to be approved:

a. In accordance with Condition 15 of the outline planning permission to which this application relates (reference 08/03361/OUT) the design and full specification of all traffic controlled junctions and crossings;

b. Details of surface water and drainage arrangements related to roads including applications for Roads Construction Consent (RCC) as necessary;

c. Details of the access arrangements of the hotel including applications for RCC and traffic orders as necessary;

d. Details of street furniture and lighting design. The applicant should note that modifications to lighting design may be required in order to secure RCC if necessary and, in relation to this, ground up lighters are not normally accepted;

6. TRAMS - Important Note:

The proposed site is on or adjacent to the Edinburgh Tram which is now operational. Tram power lines are over 5m above the tracks and do not pose a danger to pedestrians and motorists at ground level or to those living and working in the vicinity of the tramway. However, the applicant should be informed that there are potential dangers and, prior to commencing work near the tramway, a safe method of working must be agreed with the Council and authorisation to work obtained. Authorisation is needed for any of the following works either on or near the tramway:

- Any work where part of the site such as tools, materials, machines, suspended loads or where people could enter the Edinburgh Tram Hazard Zone. For example, window cleaning or other work involving the use of ladders;

- Any work which could force pedestrians or road traffic to be diverted into the Edinburgh Trams Hazard Zone;

- Piling, using a crane, excavating more than 2m or erecting and dismantling scaffolding within 4m of the Edinburgh Trams Hazard Zone;

- Any excavation within 3m of any pole supporting overhead lines;

- Any work on sites near the tramway where vehicles fitted with cranes, tippers or skip loaders could come within the Edinburgh Trams Hazard Zone when the equipment is in use;
- The Council has issued guidance to residents and businesses along the tram route and to other key organisations who may require access along the line. See our full guidance on how to get permission to work near a tram way <http://edinburghtrams.com/community/working-around-trams>

Note:

- The implementation of cycle facilities on Leith Street lies outwith the development site;
- A cycle 'hub' within the development is supported. However, this is a commercial consideration;
- The implementation of connecting cycle routes, e.g. to York Place, is supported but depends on the development of suitable designs outwith this application.

### **Edinburgh World Heritage - response dated 28 August 2016**

*I have the following observations in terms of OUV.*

1. *The hotel proposals. Tall structures in the city centre are generally tall, slender and not inhabited at height. EWH's position on the hotel has been, to date, that it should seek to lessen its impact on the skyline through reducing floor area at upper levels. While some steps have been taken towards this, the proposals are still for a large building that will sit on the city's skyline, as opposed to piercing the skyline, and that it will still have a negative impact on OUV.*

2. *James Craig Walk [subject of separate applications 16/03662/FUL and 16/03663/LBC]. We welcome the renovation and reuse of the building. This should be broadly supportive of OUV*

3. *Miscellaneous changes. We are aware that a comparatively large number of changes are proposed to aspects of the scheme. These are not minor changes, and represent a further watering down of a design that, in our view, already left a good deal of room for improvement to reach the standards of the New Town.*

### **CEC - Environmental Assessment - response dated 26 August 16**

*Environmental Protection has previously commented on previous similar applications (14/05263/AMC & 15/01858/AMC which relate to 08/03361/OUT). The application only defers from the above mentioned applications in regards to design changes. From an environmental point of view things are much the same - for example disposition of restaurants in same area with 1800 car parking spaces remaining.*

*Planning has highlighted one alteration which is the proposed ancillary hotel accommodation on a new function suite in the basement. Planning and Environmental Protection are of the opinion that as this is ancillary to the use as a hotel and is entirely below the building, there will not be any adverse impacts from noise resulting from its operation. Conditions from the outline consent (08/03361/OUT) will be carried forward and offer amenity protection. These are referenced below for information.*



*Environmental Protection still maintains its concern regarding local air quality impacts this proposal may have. The applicant has proposed 15 electric vehicle charging points to serve the 1800 spaces, the applicant should seriously think about increasing this to ensure the car park is future proofed. Environmental Protection will recommend an additional condition is attached to ensure that the 16 chargers are rapid chargers.*

*Condition relevant to Environmental Protection to be discharged*

*23) Before development starts, further applications shall be submitted to and approved in writing by the Planning Authority in respect of the following reserved matters:*

*(i) Number of residential/commercial/business units to be developed;*

*(iii) The design of all external features and glazing specifications (including acoustic capabilities), all external materials and finishes, including their colour;*

*(ix) Amendments or any treatment to adopted roads or footways;*

*(x) Location of car park venting/exhaust termination;*

*(xi) Details of the servicing of the development;*

*Environmental Protection had originally recommended this application be continued as there was insufficient information available to confidently discharge the conditions. Environmental Protection has been involved in detailed discussions regarding the surrounding location of the car parking vents, and Combine Heat & Power flue which is the main cause of concern for Environmental Protection. It is the "location of car park venting/exhaust termination" which is the primary concern for Environmental Protection. The number of the other uses, glazing specifications and servicing details have also been discussed mainly in regards to noise and odour impacts. However, Environmental Protection is of the opinion that these issues may be better addressed under the other parts of condition 23.*

*It is also noted that there are also a number of relevant compliance conditions addressing noise and odours which will be assessed once the development is complete (Conditions 17, 18, 19 20 and 21,) these conditions will be enforced. All these conditions will ensure that amenity is protected in regards to noise pollution and cooking odours.*

### *Car Park Ventilation*

*The development site is located within the City Central Air Quality Management Area (AQMA) which was initially declared in 2000. The City Centre AQMA covers a wide area and includes the main arterial routes leading into the city centre. Exceedences mostly in locations where there are street canyons, high percentage of bus movements and congested traffic. Residential properties are commonly located at basement, ground, first, second, third, and fourth level, 2 - 4 metres from road edge. It also includes busy shopping areas including Princes Street, George Street, Leith Walk, North Bridge, London Road and Easter Road. It was extended in 2013 to cover further streets including London Road and Easter Road which are in close proximity to the development site.*

*Ongoing air quality monitoring in the City Centre and at other locations shows that nitrogen dioxide (NO<sub>2</sub>) concentrations and particulate matter (PM<sub>10</sub>) have increased and fail to meet the health-based objectives. Edinburgh (as with many other urban centres) is not experiencing the UK Government's predicted decreases in air pollution levels associated with improvements in vehicle engine technology.*

*Regarding the proposals which have outline consent for an increase in car parking capacity more than three times that contained within the current St James Centre, to a maximum of 1800 basement spaces.*

*A standard requirement for a basement car park is to have day to day ventilation. The applicant has advised that this will involve partially venting car park fumes onto Leith Street. The applicant will install Carbon Monoxide (CO) sensors in the car park to monitor the CO levels continually and based on the CO levels detected this will in turn control fans. It is anticipated that the fans will operate mainly at a low velocity however this is mainly to reduce the energy consumption of fans. It has been highlighted to the applicant that this is a cause of concern to Environmental Protection due to the existing air quality concerns on Leith Street.*

*The applicant has not been able to relocate this extract but has advised that in order to minimise ventilation discharge onto Leith Street it will run the extract fans on St James Place and Little King Street with slightly increased volume flows and to proportionately reduce the extract rate at Leith Street during various conditions thereby reducing the emissions at Leith Street. It should be noted that during busy periods all fans may need to be run at the higher rate, including those discharging onto Leith Street.*

*Environmental Protection would highlight that high level extracts were what the planners report for the consented 2008 application had mentioned (08/03361/OUT);*

*"The development would also generate vehicle emissions from within the underground parking levels and emissions from plant and machinery associated with energy generation within the complex. The use of four vents, located at heights exceeding 20 metres above ground level would disperse emissions effectively, thereby ensuring they would have a negligible impact on local air quality."*

*Leith Street is where the consented outline proposals will result in the creation of a new street canyon. This type of street layout does not allow for good dispersal of air pollutants. Many of the identified air quality concerns in Edinburgh are in locations where such canyons already exist. It therefore seems inappropriate to now consider the introduction of a car parking extract into an existing AQMA which will soon see the creation of a new street canyon where people live.*

*Furthermore, a new road junction has outline consent for Leith Street; this will create a southbound right-turn out of the development. It is anticipated that the introduction of more traffic controls and associated pedestrian crossings (the existing pedestrian footbridge across Leith Street is to be removed) will slow vehicle movement and increase congestion. This in turn is likely to lead to further increases levels of air pollution.*

*Many of these issues were highlighted by Environmental Protection who did not support the outline planning consent (08/03361/OUT) mainly on the grounds of adverse impact on local air quality. Environmental Protection's consultation response for the outline application (08/03361/OUT) concluded that;*

*It is the professional opinion of Environmental Assessment that the submitted Air Quality Impact Assessment underestimates the true impacts on Local Air Quality of the development, and that full consideration has not been given to the range of mitigating measures available to the applicant to reduce these impacts. The development proposals do little to assist CEC in its endeavours to improve Local Air Quality and contradict the spirit and purpose of the Air Quality Action Plan, and also of associated elements of the Local Transport Strategy. As they stand, the proposals will weaken CEC's endeavour to promote partnership arrangements and agreements with other developers, to evolve a low emissions strategy for the city. Their implementation will also add to the air quality monitoring load and costs to CEC.*

*In conclusion, it is Sfc Environmental Assessment's opinion that certain elements of these proposals will produce adverse impacts on Local Air Quality. The level of car parking provision is excessive within this location, the creation of a new street canyon and the introduction of a new road junction, removal of the pedestrian footbridge; coupled with concerns about increased congestion and queuing, lead to the conclusion that Environmental Assessment cannot support this application in its current form given its impact on local air quality.*

*Environmental Protection maintains the above mentioned concerns regarding the overall development and its impacts on local air quality. Environmental Protection also believes that high level extraction for the car parking vents is more desirable. However having assessed the other specific amenity matters in regards to the specific conditions on "the number of the other uses, glazing specifications and servicing details" Environmental Protection are satisfied that noise and odour impacts will be acceptable only if the conditions 17, 18, 19 20 and 21 are carried forward from the consented outline application (08/03361/OUT).*

#### *Additional condition*

*The agreed 16 Charging outlet(s) shall be installed in accordance with drawings;*

- ESJ-AMA-00-B1-DR-A-00102-P15-S2 dated 6/07/2016*
- ESJ-BDP-XX-PB2-DR-A-66002-05 dated 24/11/2014*
- ESJ-BDP-XX-PB3-DR-A-66001-05 dated 24/11/2014*

*All chargers shall be of the following minimum standard:*

*70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. DC charge delivered via both JEVS G105 and 62196-3 sockets, the AC supply by a 62196-2 socket. Must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.*

#### *Relevant conditions from consented 08/03361/OUT*

*The following conditions are recommended as pertaining to the entire development site, including all proposed commercial uses;*

*Prior to the commencement of construction works on site:*

- a. A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Planning Authority, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
- b. Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

*Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Planning Authority.*

*The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.*

*The following conditions are recommended specifically for Class 3 Food and Drink, Class 7 Hotel and Class 11 Assembly and Leisure Uses*

*Commercial kitchens shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to roof level (or other appropriate exhaust point previously agreed by the Planning Authority) to ensure that no cooking odours escape or are exhausted into any neighbouring premises.*

*The kitchen ventilation system being designed and installed so that gases are expelled with a minimum upwards velocity of 15 meters per second.*

*The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment.*

*All music and vocals amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.*

*Additional Informative*

*Electric vehicle charging points should be installed in accordance with Transport Scotland's Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles (2013).*

### **CEC - Affordable Housing - response dated 30 June 2016**

*We would still expect the applicant to carry through with these previously agreed obligations [as established by the legal agreement related to the 08/03361/OUT permission].*

**CEC - Affordable Housing comments on the 14/05263/AMC application which remain applicable - response dated 13 February 2015**

*1. Introduction*

*I refer to the consultation request from the Planning Department about this planning application.*

*Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.*

*The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.*

*This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.*

*2. Affordable Housing Requirement*

*This AMC application relates to the outline application 08/0337/OUT for which there is a Section 75 Legal Agreement in place which assures that the affordable housing requirement is met. This agrees that the affordable requirement of 25% (41) homes of approved affordable tenures may be provided off-site.*

*The Section 75 requires that prior to the date of first demolition at St James, the developer acquire a site at a location to be agreed by the Council. Such site should be in an area where there is an affordable housing need and that this should be provided not later than twelve months prior to the first occupation at the principal site. The Section 75 also states that these affordable homes should be provided in perpetuity.*

*Therefore, this department confirms that providing the terms of the existing Section 75 are met, we are satisfied that the AHP requirement for St James will be met off-site at a suitable location as agreed by the Council.*

**CEC Waste and Cleansing Services - response dated 9 August 2016**

*We are happy that all our concerns are covered.*

**City Strategy and Economy Comments - response dated 17 June 2016**

*As changes contained in this AMC do not appear to be especially substantial we will refer back to our previous comments.*

**Economic Development Comments in relation the 14/05263/AMC application - response dated 5 June 2015**

*The following are comments from the City of Edinburgh Council's Economic Development service which relate to the planning application 14/05263/AMC for the development of 50,728m<sup>2</sup> of retail space; 12,897m<sup>2</sup> of food and drink space; 3,189m<sup>2</sup> of assembly and leisure space; a 210-bedroom hotel (partially covered by a separate application); a 52-bedroom apart-hotel; 143 residential units; 59,911m<sup>2</sup> of parking; and ancillary elements at the St James Quarter, Edinburgh.*

*Edinburgh's economic strategy, "A Strategy for Jobs 2012-17" aims to achieve sustainable economic growth through supporting the creation and safeguarding of jobs in Edinburgh. A key element of delivering jobs-driven economic growth is the provision of an adequate supply of workplaces.*

*The St James Quarter is recognised by Economic Development as one of the most strategically important developments in Edinburgh. It is one of the "Edinburgh 12" - 12 flagship projects with the potential to support large increases in employment and economic output. Economic Development has worked with the developer over a matter of years to help bring the development to fruition.*

#### *Commentary on existing uses*

*The site in question is currently occupied by the St James Shopping Centre (a 41,800m<sup>2</sup> shopping mall), the King James Hotel (a 143-bedroom three star hotel), New St Andrew's House (a 22,300m<sup>2</sup> derelict office building), St Andrew's Hall (a church hall), James Craig Court (a 65-flat student housing complex) and two multi-storey car parks providing a total of 547 places.*

*The existing St James Quarter is widely regarded as aesthetically unappealing, with its brutalist design jarring with the Georgian character of the New Town and detracting from both the surrounding World Heritage Site and the city skyline. The vacant New St Andrew's House sits immediately opposite the exit to Edinburgh Bus Station, giving a highly negative first impression of the city, while the lack of an active frontage on Leith Street detracts from that street.*

*The existing St James Shopping Centre is the primary shopping mall in Edinburgh city centre. As such, there is a clear role for the St James Shopping Centre in providing the modern, flexible retail space sought by retailers, complementing the historic units on Princes Street and George Street that, while occupying prime locations, are in many cases of a size and/or layout that makes them unsuitable for some retailers (in the same way as, for example, the Bull Ring in Birmingham interfaces with the traditional shopping thoroughfare of New Street). The St James Shopping Centre is currently failing in this role. Rather than complementing the retail offering elsewhere in the retail core, the St James Shopping Centre is mainly used by lower value retailers (with the key exception of John Lewis) as a less costly alternative (the St James Shopping Centre is unusual for a UK shopping mall in that rents are lower than rents on high street units elsewhere in the retail core). The redevelopment of the St James Quarter would enable it to fulfil the role its strategic location demands. The John Lewis annex of the St James Shopping Centre would be retained and would trade throughout the demolition and construction period.*

*New St Andrew's House is among the largest office buildings in Edinburgh. If fully let, a building of this scale could be expected to directly support approximately 1,858 full-time equivalent jobs. The building was completed in 1975 to serve as the headquarters of the Scottish Office, which vacated it in 1995 due to asbestos within the structure. The fabric of the building has since heavily deteriorated. The design and layout of the building do not meet the specifications typically sought by modern occupiers, which include open floor-plates and high energy efficiency. It is therefore considered highly unlikely that the building could be refurbished to grade 'A' standards. The building could potentially be used to provide low-cost, flexible business space for small companies in the same manner as St Margaret's House on London Road and Argyll House on Lady Lawson Street, but it is unlikely that the rents and covenants this would command*

would be sufficient to make the large up-front investment needed to bring the building back to even minimal lettable condition attractive to a landlord. The design of the building is widely considered to be aesthetically unappealing and to make a poor contribution to the cityscape. It is therefore considered that the removal of New St Andrew's House for redevelopment is pragmatic in light of both the limited prospects for bringing the building back into productive use and the potential to replace the building with a more aesthetically appealing use.

The King James Hotel provides visitor accommodation in a strategic location proximate to Edinburgh's main retail and leisure offering and major public transport hubs. The hotel also offers conferencing facilities - including a 250-guest function room - and a restaurant and café. The main entrance and frontage of the hotel is on Leith Street, however the restaurant and café are located on the third floor of the hotel, reducing their visibility and accessibility to passers-by.

An economic impact assessment of the proposed St James Quarter redevelopment conducted by SQW in 2013 calculated that the existing St James Quarter directly supports approximately 1,054 full-time equivalent jobs and £36.9 million of gross value added per annum (2013 prices).

#### *Commentary on proposed uses*

##### *Class 1 - Shops / Class 3 - Food and drink / Class 11 - Assembly and leisure*

The proposed development would deliver 50,728m<sup>2</sup> of retail space, 12,897m<sup>2</sup> of food and drink, and 3,189m<sup>2</sup> of leisure space. This represents a significant increase on the existing St James Shopping Centre. The retail and food and drink units are designed to meet the needs of modern retailers, some of who have hitherto been unable to find suitable accommodation within Edinburgh city centre. The delivery of this space is projected to significantly enhance the retail and hospitality offering of Edinburgh city centre, which currently underperforms relative to other European cities.

##### *Class 4 - Business*

Economic Development expresses concern at the reduction of office space from the previously proposed 2,307m<sup>2</sup> to 0m<sup>2</sup> (in the context of a maximum permissible quantum of 15,000m<sup>2</sup>), particularly given the demolition of the 22,300m<sup>2</sup> New St Andrew's House. Office space is among the most efficient property classes in terms of employment density; a 2,307m<sup>2</sup> office development could be expected to directly support approximately 192 full-time equivalent jobs if full-let. An economic impact assessment of the proposed St James Quarter redevelopment conducted by SQW in 2013 indicated that the office space could be expected to support an increase in gross value added of £14 million from 2023 onwards. As reported to the Economy Committee in December 2014, there is a growing shortage of office space in Edinburgh, with the pipeline of new developments inadequate to meet projected demand. This is compounded by the loss of existing office accommodation for conversion to other uses. The provision of office space within the development would complement the existing office space available within properties such as The Cube on Leith Street, The Stamp Office and Waverleygate on Waterloo Place, and Venue Studios on Calton Road, bolstering the status of the east end as a business location. The existing office provision houses the headquarters of blue-chip companies such as Bowleven, Microsoft Scotland, and Glenmorangie, supporting high value jobs. While it is recognised that the available space on the site is constrained and the focus on the

*developer is on customer-facing use classes, the complete elimination of office space from the development is disappointing.*

#### *Class 7 - Hotels and Hostels*

*The proposed development would deliver a 210-bedroom hotel and a 52-bedroom apart-hotel. This represents a net increase in bedrooms of 119 on the existing scheme. The 210-bedroom hotel will be designed to "five star" standard. This can be expected to help attract additional high-spending visitors to Edinburgh city centre.*

#### *Class 9 - Houses*

*The proposed development would deliver 143 residential units. Given average household sizes in Edinburgh (2.08 as of 2013); this is projected to represent approximately 297 residents. The introduction of numerous additional residents into an area where at present there are relatively few will help animate the area outside of trading hours.*

#### *Overall impact*

*An economic impact assessment of the proposed St James Quarter redevelopment conducted by SQW in 2013 calculated that the redeveloped St James Quarter (excluding the since removed office elements) was expected to directly support approximately 2,556 full-time equivalent jobs and, from 2022, £92.1 million of gross value added per annum (2013 prices). This does not take into consideration multiplier effects (the impact of supply chain expenditure, etc) or displacement from elsewhere in Scotland.*

*In addition to the impact of the centre once operational, the development can be expected to support a large number of temporary jobs over the four year construction period.*

#### *Sundry*

*The public realm works associated with the St James Quarter redevelopment include a reconfiguration of the Picardy Place junction. These works will be designed to accommodate a future tram line - delivering cost and time savings in the event that the tram line is extended up Leith Walk - and to create new development land that has been tentatively earmarked for a new hotel.*

*The expanded shopping centre is projected to enhance Edinburgh's performance as a retail centre, which is currently weak on a European scale. In 2015, Edinburgh was ranked 52nd out of 57 European cities in the "Cross Border Retailer Attractiveness Index" compiled by JLL based on the number of global retail brands represented in the city. The city fares poorly in similar indices produced by CBRE and the Economist Intelligence Unit. The city's weak retail offering is reflected in average daily expenditure by overseas visitors to Edinburgh, which in 2014 was 18% below that of London, representing a difference of £162 million. A redeveloped shopping centre has the potential to deliver a step change in the quality of Edinburgh's retail offering, raising the city's international profile and helping attract increased visitor expenditure.*



*The "Growth Accelerator Model" developed to fund the scheme includes a commitment by the City of Edinburgh Council to bring 1,200 people with barriers to employment into training and 600 into employment over the first two years of the model. A training and recruitment centre will be provided within the rebuilt shopping centre. The development will therefore enhance the employment prospects of large numbers of people with barriers to employment in Edinburgh.*

*The development would include a sympathetic restoration of the 'B'-listed 18th century tenement building at 27-31 James Craig Walk.*

*The development would deliver new public spaces and animate presently under-utilised roads such as James Craig Walk.*

*An element of the affordable housing contribution associated with the development is to be delivered at Beaverbank Place in the Bonnington neighbourhood of the city. This will regenerate a derelict site outwith the city centre.*

*The development has the potential to complement the adjacent Registers Lanes development, which aims to animate the presently under-utilised roads between South St Andrew Street and James Craig Walk. Permeability between the two developments will be key to the success of the Registers Lanes project. Economic Development therefore considers that the St James development should not prejudice any future works to enhance connectivity between James Craig Walk and the Registers Lanes area.*

#### *Summary response to consultation*

*An independent economic impact assessment of the proposed redevelopment of the St James Quarter carried out in 2013 using a methodology approved by Economic Development calculated that the proposed development - excluding the since-removed office elements - was expected to deliver an increase in direct employment of 1,500 full-time equivalent jobs and, from 2022, an increase in gross value added of £55 million per annum (2013 prices). These figures do not take into consideration multipliers (further increases in jobs/GVA associated with supply chain expenditure and expenditure by employees) or displacement (the potential loss of jobs/GVA elsewhere in Edinburgh/Scotland). The full report is available on request.*

*In addition to these economic benefits, the development is anticipated to deliver a large number of additional benefits, including: releasing further development land at Picardy Place; attracting additional retail expenditure to Edinburgh; bringing people with barriers to employment into employment and training; animating presently under-used spaces; and regenerating a brownfield site on Beaverbank Place.*

*Economic Development expresses concern at the removal of the office elements of the development. The previously proposed 2,307m<sup>2</sup> of office space was projected to (if fully let) support 192 full-time equivalent jobs and, from 2022, an increase in GVA of £14 million per annum (2013 prices), as well as addressing the growing shortage of grade 'A' office space in Edinburgh city centre and enhancing the east end as a business location. It is recognised, however, that the site is constrained.*

*Economic Development expresses a desire that the St James development should not prejudice any future works to improve connectivity between James Craig Walk and the Registers Lanes area to the west.*

*This response is made on behalf of Economic Development.*

### **Archaeology - response dated 21/07/2016**

*Further to your consultation request I would like to make the following comments and recommendations in respect to this application for approval of matters specified in condition 23 of outline consent planning permission 08/03361/OUT relating to amendments to the approved design.*

*I refer you to my earlier comments in response to the earlier 2008 application and also subsequent application AMC applications which outlined the archaeological significance of the site. To date the archaeological mitigation relation to condition 13, although agreed, has not yet been fully implemented with only the required Historic building recording of St James Centre prior to demolition having been completed. As such there is still the requirement to undertake and report upon a programme of archaeological investigation (watching brief) during any ground breaking works. Similarly although agreed in principal the historic interpretation plan relation to condition 14 for the site including the preservation of the 1799 date-stone for the St James Square has yet to be implemented.*

### **Historic Environment Scotland - response dated 01/07/2016**

*Thank you for your consultation which we received on 21 June.*

*You have consulted us because you believe the development may affect a number of A listed buildings, including:*

*General Register House  
Dundas House  
St James Square (listed tenements)*

*Historic Environment Scotland has reviewed your consultation, and we consider the proposals do not raise issues of national significance, so we can confirm that we do not object.*

*While we do not object, we do, however, have the following comments which your Council should take into account under the terms of Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.*

*The application is for approval of matters specified in condition 23 of the original outline planning permission (08/03361/OUT) relating to the redevelopment of the St James Centre. A range of details, including the external appearance and design of the Central Hotel, have already been approved via a number of previous reserved matters applications. This application seeks to make amendments to the approvals currently in place. The general scale and massing of the redevelopment will remain the same.*

*The impact of development on adjacent A-listed buildings has been considered during the assessment of the previous reserved matters applications - 15/01858/AMC and 14/05263/AMC being the most relevant. The positive and, in places, negative impacts of redevelopment was recognised. In looking at these amendments specifically, they are generally more minor in nature, compared against the existing approvals, and do not raise any significant issues for the setting of adjacent A-listed buildings.*

*Note*

*Historic Environment Scotland, HES, has a national remit for the Historic Environment, and as such does not provide detailed comments on every application. We consider consultations in national terms, and will decide whether to provide detailed advice depending on the scale, nature or complexity of the proposals.*

*A decision not to provide detailed comments or not to object should not be taken as support for the proposals by HES, and the application should be assessed as normal by your Council against local and national policy and guidance on the Historic Environment.*

*Detailed guidance on the application of National policy is set out in our 'Managing Change in the Historic Environment' series available online.*

**SEPA - response dated 05/07/2016**

*Thank you for your consultation email which SEPA received on 20 June 2016.*

*Advice for the planning authority*

*We have no objection to this planning application. Please note the advice provided below.*

*1. Surface Water Drainage*

*1.1 We note that section 4.3 of Part 1 of the Surface Water Management Plan states that surface water drainage from the site discharges to the combined sewer. There is written agreement from SEPA to that effect (dated 15 December 2014) within Appendix C of the Surface Water Management Plan.*

*1.2 Therefore we have no objection to the proposals on this basis.*

*2. Waste Management*

*2.1 We note that it is proposed that recyclable waste is to be compacted prior further treatment. This is unusual practise, however if this is the preferred method, it must be demonstrated that this will not hamper further recycling.*

*2.2 The Waste (Scotland) Regulations 2012 state that from January 2014, businesses are required to present metal, plastic, glass, paper and card separately for collection. Therefore complete segregation of dry recyclables should be prioritised when choosing a collection system. Full segregation is the best way to ensure recyclates contamination is minimised.*

*2.*

3 However, if the introduction of separate collection systems is not practical due to space constraints for example, the mixing of dry recyclates would be acceptable providing that the quantity and quality of waste collected for recycling is not significantly less than that which would result from a fully segregated collection. For example the waste is not mixed with other waste and cannot be recycled. It is good practice not to mix cans, tins and plastic bottles with paper and glass and not to mix paper with glass.

*Regulatory advice for the applicant*

### 3. Regulatory requirements

3.1 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office.

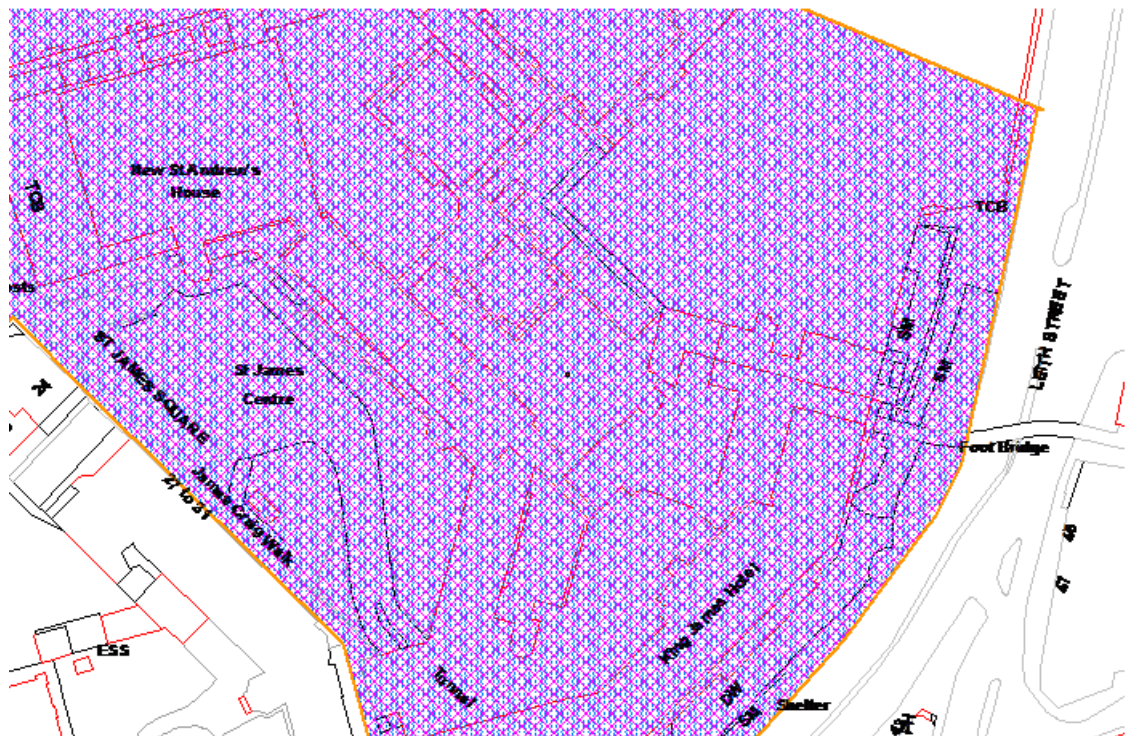
### **Police Scotland - response dated 08/07/2016**

*I write on behalf of Police Scotland regarding the above planning application.*

*We would welcome the opportunity for one of our Police Architectural Liaison Officers to meet with the architect to discuss Secured by Design principles and crime prevention through environmental design in relation to this development.*

## **Location Plan**

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