

# Development Management Sub Committee

**Wednesday 12 October 2016**

**Report for forthcoming application by**

**Ardent Group. for Proposal of Application Notice**

**16/03657/PAN**

**At 36 Russell Road, Edinburgh, EH11 2LP**

**Proposed student accommodation comprising approximately 271 Student bedrooms within 56 apartments together with reception, common room, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with demolition of existing buildings**

**Item number**

9.1

**Report number**

**Wards**

A07 - Sighthill/Gorgie

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for planning permission for proposed student accommodation comprising student bedrooms within 56 apartments together with reception, common room, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with demolition of existing buildings.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 22 July 2016 (application reference 16/03657/PAN).

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## Links

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**Coalition pledges**

**Council outcomes** CO7, CO19, CO23

**Single Outcome Agreement** SO4

## Recommendations

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

## Background

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### 2.1 Site description

The site area covers approximately 0.34 hectares. It is bounded by commercial property, apart from green space on the east of Russell Road. The site is used as a builder's yard. Vehicular and pedestrian access is from Russell Road which runs through the site from north to south. There is a vehicle servicing and maintenance centre nearby.

### 2.2 Site History

18 July 2012 - planning permission granted for change of use and redevelopment of former bowling club to form builders yard and construction of new access (application reference: 12/00498/FUL).

## Main report

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### 3.1 Description Of The Proposal

An application will be submitted for planning permission for proposed student accommodation comprising student bedrooms within 56 apartments together with reception, common room, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with demolition of existing buildings.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**(a) the development would be acceptable in principle having regard to the development plan;**

The site lies within the urban area in both the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP).

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

The proposal will be considered against the provisions of the ECLP, the LDP, and the Edinburgh Design Guidance. Consideration will need to be given to the proposal in relation to adjacent property and uses.

Information will be needed to demonstrate the impact of the proposal on key views.

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

The proposal should have regard to the Council's Parking Standards, transport policies and the requirements of the Edinburgh Street Design Guidance.

Transport information will be required to support the application.

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

The applicant will be required to submit sufficient information to show that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. It will need to be demonstrated that a suitable level of amenity can be achieved for future residents of the proposed development. In order to support the application, the following documents are likely to be expected:

- Archaeological Assessment;
- Design and Access Statement (including Landscape and Visual Impact Assessment);
- Drainage Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- Planning Statement;
- Pre-Application Consultation Report;
- Sustainability Statement; and
- Transport Information.

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 The forthcoming application may be subject to a legal agreement.

## **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 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (application reference: 16/03657/PAN) outlined a public exhibition to be held at St Martin's Church, 232 Dalry Road, Edinburgh. The date is to be confirmed. A copy of the proposal of application notice was sent to the community councils for Gorgie/Dalry and Murrayfield, along with the Sighthill/Gorgie Ward Members. The applicant is also required to undertake additional consultation:

- Send a copy of the Proposal of Application Notice/Engagement to the South West Neighbourhood Partnership;
- Display material to local library;
- Distribute leaflets/posters advertising the public event to neighbouring properties/public areas (within 20 metres of application site); and
- Confirm public meeting advert date with the Council.

The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

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

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- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

### **John Bury**

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## Links

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### Coalition pledges

#### Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

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

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

## Location Plan

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