

Development Management Sub Committee

Wednesday 9 November 2016

Report for forthcoming application by

City Of Edinburgh Council (CEC). for Proposal of Application Notice

16/04622/PAN

**At Regeneration Masterplan Pennywell Muirhouse,
Pennywell Road, Edinburgh**

Planning permission in principle for a phased mixed - use development comprising retail, cafe restaurants, offices, residential (various), leisure, community facilities and other associated uses, altered access, road/drainage, infrastructure, landscaping and demolition of existing structures and other associated development. Detailed planning permission is also sought for Phase 1 of the proposed development comprising public realm improvements, Sustainable Urban Drainage Systems (SUDS), partial demolition/reconfiguration of the existing library, reconfiguration of the arts centre and partial demolition of the existing shopping centre.

Item number	9.1
Report number	
Wards	A04 - Forth

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for planning permission in principle for a mixed use development incorporating residential, retail, café/restaurant, leisure, community facilities and other associated uses and development. The forthcoming application will also include detailed public realm proposals with associated development and demolitions.

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 16 September 2016 (application reference 16/04622/PAN).

Links

Coalition pledges

Council outcomes CO7, CO19, CO23

Single Outcome Agreement SO4

Recommendations

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

Background

2.1 Site description

The site predominately covers the Muirhouse Shopping Centre and surrounding land/uses. It is bounded by Pennywell Road to the east, Muirhouse Avenue and Muirhouse Avenue North to the south with Pennywell Gardens and Muirhouse Crescent to the north of the site.

The existing shopping centre fronts onto Pennywell Road and contains a number of local shops and services. A vacant public house is located at the northern part of the site on the corner of Pennywell Road and Pennywell Gardens. Rear service yards are accessed from Pennywell Gardens to the north and from Muirhouse Avenue North to the south. Car parking is predominately on Pennywell Road.

There are four separate four storey flatted residential blocks, each containing 12 flats, within the site. These sit above a mixture of ground floor uses. Three of the blocks are located adjacent to the covered shopping arcade.

The fourth flatted block is located at the southern end of the site, adjacent to the St Paul's Church building. The redline boundary omits the church building, which has previously suffered from fire damage and has planning permission for student housing on the site.

The site also contains a single storey library, council offices and the North Edinburgh Arts Centre. These are located to the west of the shopping centre.

The site is within a wider area of regeneration, where a number of dwellings have been demolished to make way for new housing as part of the Council's 21st Century Homes programme. To the north of the site, the North West Edinburgh Partnership Centre is currently under construction. Further north is Craigroyston High School and to the east is a mixture of houses and flats.

2.2 Site History

Relevant history on the site and neighbouring land:

17 December 1997 - planning permission granted for the erection of a mall enclosure, canopy and external works to Muirhouse Shopping Centre on Pennywell Road (application number 97/02101/FUL).

18 October 2000 - planning permission granted for the erection of an arts centre with licensed bar and associated landscaping works (planning application 00/00062/FUL).

16 August 2012 - planning permission in principle granted for the Pennywell and Muirhouse Central Area Masterplan, comprising residential development including affordable housing and housing for sale with associated parking/ landscaping and public realm, North West Edinburgh Partnership Centre (NWEPC) with ancillary café, parking/ landscaping and public realm, youth centre and Multi Use Games Area (MUGA), artists studios, associated demolitions and alterations to shopping centre and library/ arts centre (application number 12/00996/PPP).

28 August 2014 - permission approved for the demolition the existing dentist and office building and the erection of the Northwest Edinburgh Partnership Centre to the north/west of the site. This is to provide GP and Primary Care facilities with associated support and office accommodation on plot N5 of the masterplan as granted in permission 12/00996/PPP (application number 14/02250/AMC). Construction works are underway.

14 June 2016 - planning permission granted for the demolition of St Paul's Church to the south of the site and the erection of three student housing blocks (application number 15/05556/FUL).

Main report

3.1 Description Of The Proposal

A planning application will be submitted for the redevelopment of the Muirhouse Shopping Centre and its surroundings.

The application is expected to comprise two parts. One is a wider planning permission in principle to establish the comprehensive redevelopment of the area for a range of uses including residential, retail, café/restaurant, leisure and community facilities.

The second part of the application will consist of more detailed plans for the public realm works and associated development.

3.2 Key Issues

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

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

The site is located within the Urban Area in both the adopted Edinburgh City Local Plan (ECLP) and the Edinburgh Local Development Plan (As Modified) (LDP). It is also designated as a local centre.

(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 provision of the ECLP, the LDP and the Edinburgh Design Guidance.

A masterplan for the wider area (application number 12/00996/PPP) has previously been granted and consideration of how the proposal fits with this and neighbouring sites will be required.

A design and access statement will be provided with the application.

(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 to assess the effect of the proposal on local roads and the accessibility of the site.

(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. In order to support the application, the following documents are likely to be expected:

- Pre-application Consultation Report;
- Planning Statement;
- Transport Information;
- Design and Access Statement;
- Air Quality Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Extended Phase 1 Habitat Survey; and
- Tree Survey.

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 16/04622/PAN) outlined an on-street public exhibition at Muirhouse Shopping Centre on 13 October 2016 (4-8pm) and 14 October 2016 (12-3pm). An unmanned exhibition with feedback questionnaires is also to take place between 15 and 29 October 2016 at the Council's Partnership Office at 8 West Pilton Gardens.

A number of other workshops and presentations to local groups have also been arranged:

- Improving Muirhouse/Pennywell Development Group (6 September 2016).
- West Pilton/West Granton Community Council (18 October 2016).
- Muirhouse/Salvesen Community Council (4 October 2016).
- Tenants and residents in Muirhouse (TRIM) (October 2016).

West Pilton/West Granton Community Council, Muirhouse/Salvesen Community Centre and the local ward councillors were notified by the applicant of the proposal.

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

Background reading/external references

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

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

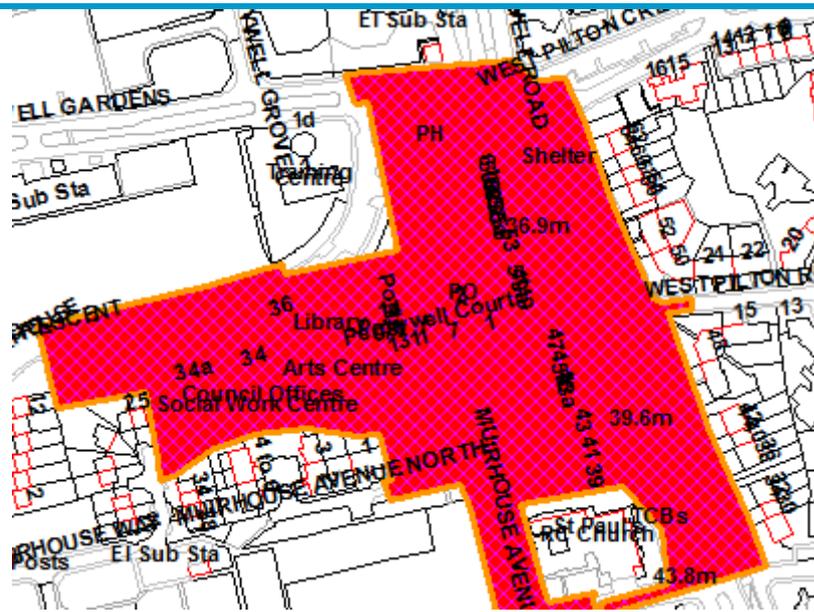
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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

Single Outcome Agreement

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

Location Plan



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