

# Development Management Sub Committee

**Wednesday 19 April 2017**

**Report for forthcoming application by**

**Heriot-Watt University Estate Services for Proposal of  
Application Notice**

**17/00884/PAN**

**At Caddon Hall, Ettrick Hall, Yarrow Hall  
Proposed development of a new research and innovation  
centre including informal conference facilities, offices,  
teaching and meeting rooms, cafe and food areas with  
associated landscaping, car parking access and  
infrastructure works.**

**Item number**

9.1

**Report number**

**Wards**

A02 - Pentland Hills

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for proposed development of a new research and innovation centre including informal conference facilities, offices, teaching and meeting rooms, cafe and food areas with associated landscaping, car parking access and infrastructure works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 17/00884/PAN on 22 February 2017.

## 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, covering an area of approximately 1.42 hectares, lies within the existing Heriot-Watt University Riccarton Campus and Business Park. The identified site's current use consists of three student residential buildings (Caddon House, Ettrick House, and Yarrow House) and landscaped open space. There is a small watercourse/burn that runs across the site and connects to the nearby Murray Burn. There are a number of trees at the site some of which are identified on the Inventory of Ancient Woodland.

### **2.2 Site History**

There is no recent relevant planning history for this site.

#### **Neighbouring Sites:**

8 June 2012. Planning Permission granted to reinstate a parkland setting of trees, grass mounds, meadow and mown grass areas and compacted gravel petanque courts all with intersecting and fully accessible path routes (Application 12/01313/FUL).

Immediately to the West boundary of the proposed site.

## **Main report**

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

#### **Description of Proposal**

The applicant proposes to submit a full planning application for the proposed development of a new research and innovation centre including informal conference facilities, offices, teaching and meeting rooms, cafe and food areas with associated landscaping, car parking access and infrastructure works.

### **3.2 Key Issues**

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

**a) The principle of the development is acceptable in this location;**

The proposal is located within the Riccarton Campus and Business Park area identified within the adopted Edinburgh Local Development Plan (LDP) (Policy Emp 3). Much of the site is also designated as 'Open Space' in the LDP and is adjacent to a Local Nature Conservation Site immediately to the west. Development proposals will be required to comply with the LDP and its policies as well as the approved Heriot-Watt Masterplan (2000).

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

The applicant will be required to submit a Design & Access Statement with the application. At this stage, design details are yet to be discussed with the applicant.

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

The proposal should have regard to transport policy in the LDP and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents are likely to be submitted:

- Environment Impact Assessment (EIA) Screening;
- Planning Statement;
- Design & Access Statement;
- Pre-Application Consultation (PAC) Report;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Extended Phase 1 Habitat Survey and any subsequent detailed survey reports;
- Transport and Parking information; 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**

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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 applicant will be holding a pre-application open public exhibition of the initial proposals and this will be advertised in the local press. The exhibition will be held between 2pm and 7pm on 25 and 26 April 2017 at Heriot-Watt University Main Reception area, Riccarton Campus, EH14 4AS.

Balerno Community Council, Currie Community Council, Juniper Green and Ratho & District Community Council have been contacted by the applicant at the PAN stage. Other parties contacted include: South West Neighbourhood Partnership; Councillor Bill Henderson; Councillor Ricky Henderson; Councillor Dominic Heslop; and Gordon MacDonald, MSP.

The results of the community consultation will be submitted with the application as part of the PAC Report.

## **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](#)

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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.

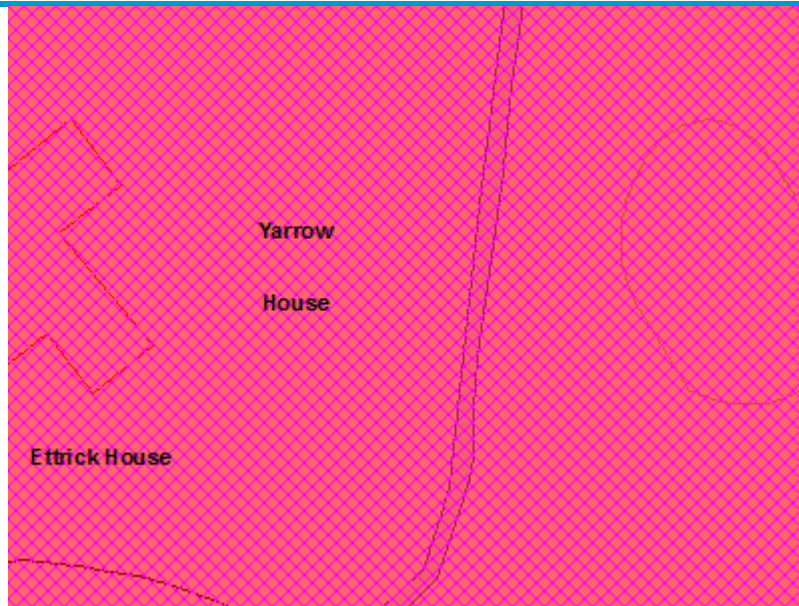
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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