

# Development Management Sub Committee

**Wednesday 21 June 2017**

**Report for forthcoming application by**

**New Waverley 20 Ltd. for Proposal of Application Notice**

**17/02156/PAN**

**At Land Adjacent To, New Street, Edinburgh  
Erection of office with ancillary developments.**

<b>Item number</b>	9.2
<b>Report number</b>	
<b>Wards</b>	B11 - City Centre

## 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 a major office building at land adjacent to New Street, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 17/02156/PAN on 8 May 2017.

## Links

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<b>Coalition pledges</b>	
<b>Council outcomes</b>	CO7, CO19, CO23
<b>Single Outcome Agreement</b>	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, historically referred to as the Caltongate Northern site, now known as New Waverley North, covers an area of approximately 0.85ha. The site was formerly used as a bus depot but has now been cleared.

The site is immediately bound by Calton Road in the north. To the east of the site is land consented for residential development. To the south of the site lies the recently completed civic square and Adagio hotel development incorporating the former Old Sailors Ark on the Canongate, a category C listed building (reference 46707, 1 February 2000). To the north west of the site the east coast main line railway emerges from a tunnel below Calton Hill. The site is surrounded by a number of listed buildings to the north, St Andrews House category A listed building (reference 27756, 14 December 1970) and the monuments on Calton Hill. The southern side of the site is being built out in accordance with the application reference number 13/03407/FUL.

The site is within the Old and New Towns of Edinburgh World Heritage Site.

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

### **2.2 Site History**

October 2006 - Caltongate Masterplan for the wider Caltongate site was approved.

The developments by Adagio, Premier Inn Hub and Jeffrey Street Arches form part of the implementation of the masterplan.

30 October 2008 - planning permission was granted for the erection of buildings for offices, retail (Class 1) and food and drink (Class 3) purposes, and alternative business (Class 4) and/or leisure (Class 11) (PA3) (application reference 07/01287/FUL).

27 March 2014 - planning permission was granted for the redevelopment/erection of buildings for mixed use development including offices (class 4) class 1,2,3 commercial, non-residential institutions (class 10), leisure (class 11) and other associated uses, landscaping/public realm and other associated works (application reference 13/03406/FUL). Application remains live.

30 March 2017 - current section 42 planning application to vary Condition 12 of Application Reference 13/03406/FUL to read "The approved landscaping scheme shall be fully implemented within eight months of the completion of the development" (application reference 17/01380/FUL).

## Main report

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### 3.1 Description Of The Proposal

An application will be submitted for full planning permission for a major office building. The application proposes an increased level of office development on the site over that approved under application reference 13/03406/FUL.

### 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 Edinburgh Local Development Plan (LDP) allocates the site as within the City Centre. The LDP supports development within this location which maintains and enhances the character, attractiveness, vitality and accessibility of the city centre, whilst contributing to its role as a strategic business and regional shopping centre.

LDP Proposal CC 2 New Street refers to the Caltongate Masterplan, formally approved in October 2006. It proposes that the site is allocated for mixed use development to achieve a sustainable and integrated city quarter. It states that proposals will be expected to provide for a mix of uses, including housing, offices, small business units, a hotel, shops, (including a small supermarket), food and drink premises and community facilities.

The original schedule of planning applications approved 30 October 2008, renewed 22 May 2013 and May 2016, in addition to the two applications for Caltongate North and Caltongate South approved in March 2014, accorded with the land use aspirations of the Caltongate Masterplan.

#### **b) The proposals will have no impact upon the Outstanding Universal Value of the World Heritage Site;**

The historical planning applications were subject to an Environmental Statement which included a Landscape Visual Impact Assessment (LVIA). The LVIA will be required to be revised through the new application.

#### **c) The proposal will preserve and enhance the setting of Old Town and New Town conservation areas and setting of listed buildings and ancient monument;**

The proposal will be considered against Policy Env 3 and Env 6 in the Edinburgh Local Development Plan.

**d) The design, scale, layout and materials are acceptable within the character of the area;**

The proposal will be considered against the provisions of the Edinburgh Local Development Plan, Edinburgh Design Guidance and approved Caltongate Masterplan. A Design and Access Statement will be required to accompany the application.

**e) The proposal is not detrimental to the amenity of neighbours, or occupiers of the new development;**

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance. A daylight, privacy and sunlight assessment will be required in support of the application.

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

The proposal should have regard to the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. 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 to assess the effects of the proposal on local infrastructure and the accessibility of the site. As part of the original schedule of approved planning applications, and in line with the objectives of the Caltongate Masterplan, the developer has already delivered a pedestrian/cycle route, pedestrian crossing and one way street.

**g) 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 will be submitted:

- Pre-application consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport information;
- Sustainability Statement;
- Landscape and Visual Impact Assessment; and
- Flood Risk Assessment and Surface Water Management Plan.

The application will be required to be screened for an EIA.

### **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**

A public exhibition took place on Tuesday 6 June 2017 between 2.30pm and 6.15pm at the Old St Pauls Church Hall, Scottish Episcopal Church, 63 Jeffrey Street, Edinburgh.

Old Town Community Council, New Town/Broughton Community Council, and City Centre Neighbourhood Partnership have been notified of the proposal.

Councillor Doran, Councillor Miller, Councillor Mowat, Councillor Rankin, and MSP Ruth Davidson have all been notified of the proposal.

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

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

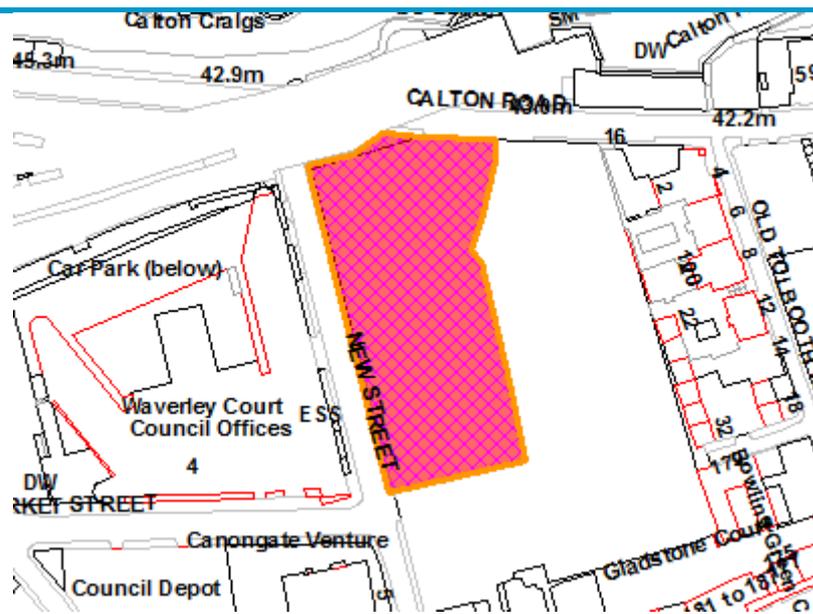
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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