

# Development Management Sub Committee

**Wednesday 10 January 2018**

**Report for forthcoming application by**

**Vastint Hospitality V.B. for Proposal of Application Notice**

**17/04964/PAN**

**At Site At Former 159, Fountainbridge, Edinburgh  
Mixed use development comprising offices, hotel, residential (flats) and other commercial uses including classes 1, 2, 3 and 11 all with associated access roads, landscaping, public realm and car parking**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	B09 - Fountainbridge/Craiglockhart

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application or applications for a mixed use development comprising offices, hotel, residential (flats) and other commercial uses including classes 1, 2, 3, and 11, all with associated access roads, landscaping, public realm and car parking at land at 159 Fountainbridge, 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 on 24 October 2017 (17/04964/PAN).

## **Links**

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **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 1.16 hectares, lies within the city centre. The site lies south east of Haymarket and west of Tollcross.

It is currently vacant brownfield land, forming part of the former Fountainbridge Brewery. It is bound on the north by Fountainbridge. Edinburgh Quay, an existing office, residential and commercial development, sits on the east boundary. The Union Canal, a Scheduled Ancient Monument (Index number 11097, 15 December 2003) and Local Nature Conservation Site, forms the site's south boundary. On the west, the site is bound by additional former brewery land (now cleared) and Gilmore Park. To the north west lies the hotel development that forms part of the Springside development.

Vehicular and pedestrian access to the site is taken from Fountainbridge and from the existing road which serves Edinburgh Quay and its underground car park. There is a substantial drop in ground level from the edge of the Union Canal to the south part of the site.

### **2.2 Site History**

3 November 2004 - Fountainbridge Development Brief approved (amended 2005).

4 June 2007 - detailed planning permission granted for mixed use development with 171 housing units, commercial space, public open space and associated parking and service areas (as amended) (application number 03/04621/FUL).

24 September 2014 - masterplan application for planning permission in principle for mixed use development comprising offices, hotel/aparthotel, residential, commercial and retail uses with associated service roads, landscape works and car parking. The applicant has not signed the necessary legal agreement (application number 14/03848/PPP).

29 April 2015 - detailed planning application for a new 180 room aparthotel with service road, associated landscape works and car parking. The applicant has not signed the necessary legal agreement (application number 14/03847/FUL).

4 April 2017 - PAN approved for mixed use development on the site (application number 17/01109/PAN).

### Other relevant planning applications

#### *Land to the west*

17 December 2014 - planning permission in principle granted for mixed use development comprising retail (class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and public realm works (application number 14/02814/PPP).

## **Main report**

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

An application for detailed planning permission will be submitted for a mixed use development comprising offices, hotel, residential (flats) and other commercial uses including classes 1, 2, 3, and 11 all with associated access roads, landscaping, public realm and car parking.

In April 2017, a PAN was approved for a mix of uses on the site. Since then, the site boundary has expanded westwards, resulting in the requirement to submit a new PAN for the larger site.

### **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. Proposal CC 3 for Fountainbridge supports comprehensive mixed use redevelopment which is in accordance with relevant development briefs and other guidance. The site is identified for commercial led mixed use development.

#### **b) The design, scale and layout are acceptable within the character of the area and wider regeneration;**

The proposal will be considered against the provisions of the Edinburgh Local Development Plan, Edinburgh Design Guidance and Fountainbridge Development Brief. The LDP proposal CC 3 expects that new layouts integrate with adjoining neighbourhoods, north-south links are improved, new public spaces and streetscape are consistent with the approved Fountainbridge Public Realm Strategy, and proposals provide attractive frontages to the canal, safeguard nature conservation and protect and enhance key views.

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 proposals should have regard to the Fountainbridge Public Realm Strategy, Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. Permeability through the site, incorporating increased pedestrian and cycle access to the canal towpath will be an important consideration, as will linkages with the wider area. 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) The proposal will protect the Union Canal, a Scheduled Ancient Monument;**

It is expected that the canal and its setting are considered and respected in any proposals. Any works, including landscaping, within the scheduled area will require scheduled monument consent from Historic Environment Scotland who will be consulted at application stage. The interface with the canal towpath will require detailed consideration.

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

The application/s will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals. In order to support the application/s, submission of the following documents is anticipated:

- Planning Statement;
- Design and Access Statement;
- Daylighting, Sunlight and Privacy Analysis;
- Landscape and Visual Impact Assessment;
- Pre-Application Consultation Report;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Full detailed hard and soft landscape proposals and maintenance schedule;
- Air Quality Impact Assessment;
- Noise Impact Assessment; and
- Sustainability Statement.

### **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 Monday 6 November 2017 between 3.30pm and 7.30pm at Fountainbridge Library, 137 Dundee Street.

Merchiston Community Council, Tollcross Community Council, Fountainbridge Canalside Initiative, South West Neighbourhood Partnership and Ward Councillors have 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](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

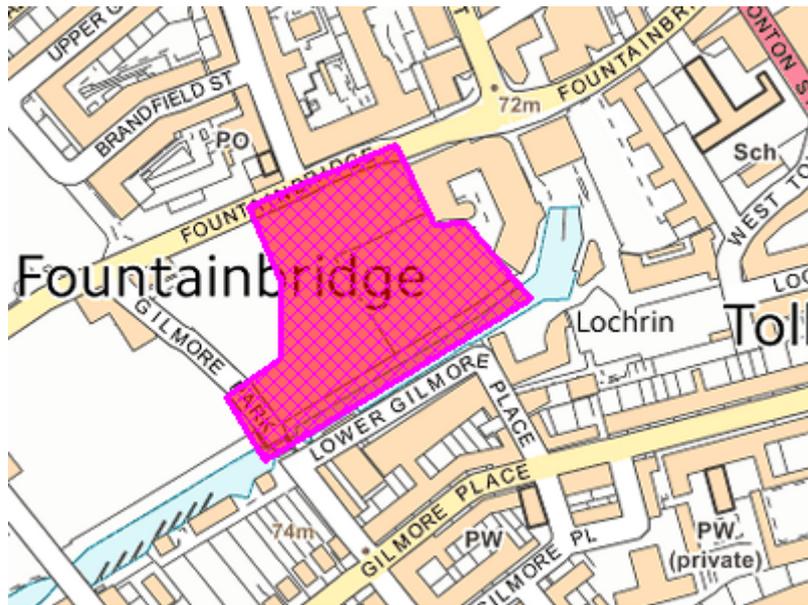
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## Location Plan

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