

Development Management Sub Committee

Wednesday 24 January 2018

Report for forthcoming application by

Gyle Shopping Centre Trustees. for Proposal of Application Notice

17/05894/PAN

**At Gyle Centre, South Gyle Avenue, Edinburgh
Extension to shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping.**

Item number	9.1
Report number	
Wards	B03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for proposed development at the Gyle Shopping Centre for an extension to the shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping.

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 14/12/2017 (reference number 17/05894/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

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, approximately 20 ha in size, is located in the west of Edinburgh and consists of the Gyle Shopping Centre and its surrounding parking and service areas. The site is bounded by the Stenhouse to North Queensferry railway line to the north, South Gyle Broadway and the Gyle Roundabout to the south, housing and a landscape buffer to the east, and Glasgow Road / the Gogar Roundabout to the west. The Edinburgh Tram runs through the south and west part of the site and a tram stop is located within the site's boundary. Edinburgh Park/South Gyle lies directly to the south of the site.

2.2 Site History

7 April 2017 - A regulation 11 renewal of a previous consent (11/01584/FUL, granted 2012) for an extension to Gyle Shopping Centre, incorporating units 33-36 (inclusive) to form new retail unit spread over two floors was granted planning permission (Reference number: 15/01724/FUL).

20 August 2012 - Permission was varied for alterations to elevations including reconfiguration of roller shutter doors, fire exits and installation of loading bay canopy (Reference number: 11/01584/VARY).

06 June 2012 - Permission was granted for an extension to the Gyle Shopping Centre, incorporating units 33-36 (inclusive) to form a single new retail unit spread over two floors (Reference number: 11/01584/FUL).

Historic Planning Records:

December 1998 - Planning applications 95/01043/FUL and 95/01358/FUL by Wimpey Construction UK for an extension to the shopping mall and an extension to the Marks & Spencers store were submitted in 1996 and refused by the Council in 1998. These applications were called in by the Scottish Ministers and were approved in December 2000. The extension to the Marks & Spencers store has been constructed. Planning permission 95/01043/FUL remained unimplemented.

May 1992 - Detailed planning permission was granted to develop a district shopping centre (planning reference 92/94).

January 1992 - Planning consent was granted to develop a district shopping centre and associated parking (planning reference 91/270).

A number of other applications covering floor space, changes of use and operations at the shopping centre have been made with regard to the site's existing use.

Main report

3.1 Description Of The Proposal

The applicant proposes to submit a full application for an extension to the shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping. The applicant is currently carrying out further design work and feasibility assessments, however at this stage it is anticipated that the application will seek to deliver improvements to the shopping centre by introducing an extension(s) to the existing building, reconfigured public transport facilities and the creation of an enhanced public realm arrival space at the front of the building.

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 site is located within the urban area and is designated as a Commercial Centre in the Local Development Plan (LDP). Retail development is acceptable in principle at the site subject to compliance with Policy Ret 4 Commercial Centres, other relevant policies in the LDP and other material considerations. A Retail Impact Assessment will be required in support of the application. The applicant will be required to meet the requirements of Policy Del 4 Edinburgh Park/South Gyle as well.

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

The applicant will be required to comply with relevant design policies in the LDP as well as guidance where applicable, for example the Edinburgh Design Guidance. A design and access statement will be required to support the application.

c) Transport and access arrangements are acceptable in terms of road safety and public transport accessibility;

The site is located in close proximity to the Edinburgh Tram, Edinburgh Gateway train station, Gogar Roundabout, the A8 and the City of Edinburgh by-pass. The proposal should have regard to transport policy in the Edinburgh LDP, Designing Streets and the West Edinburgh Transport Appraisal Refresh (2016). Nearby development plan designations include the IBG (Phase 2), HSG 19 Maybury and HSG6 South Gyle Wynd. Edinburgh Gateway train/tram station has a link through the A8 underpass and would connect a number of LDP development allocations to the site. T12 Gogar Roundabout Improvements, and T7 / T2 Gogar Station Improvements/EGIP are identified in the LDP in this area as well.

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. Consideration also needs to be given to enabling safe and convenient pedestrian and cycle movement into and through the site.

d) There are any other factors that require consideration;

The applicant 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 information is likely to be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement or Assessment;
- Retail Impact Assessment;
- Landscape Masterplan and Planting Schedule;
- Surface Water Management Plan and Flood Risk Assessment; and
- Sustainability Statement.

The applicant may submit additional supporting information following consultation with other Council departments and other stakeholders at the pre-application stage.

The application will require to be screened for an Environmental Impact Assessment (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

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

A public exhibition will be held at Unit 33 at the Gyle Shopping Centre on 8 and 9 February 2018 between 15:00-20:00 and 10:00-14:00.

Corstorphine Community Council received a copy of the Proposal of Application Notice on 14 December 2017 along with local Councillors, the local MP and MSP.

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

- 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](#)

David R. Leslie

Chief Planning Officer

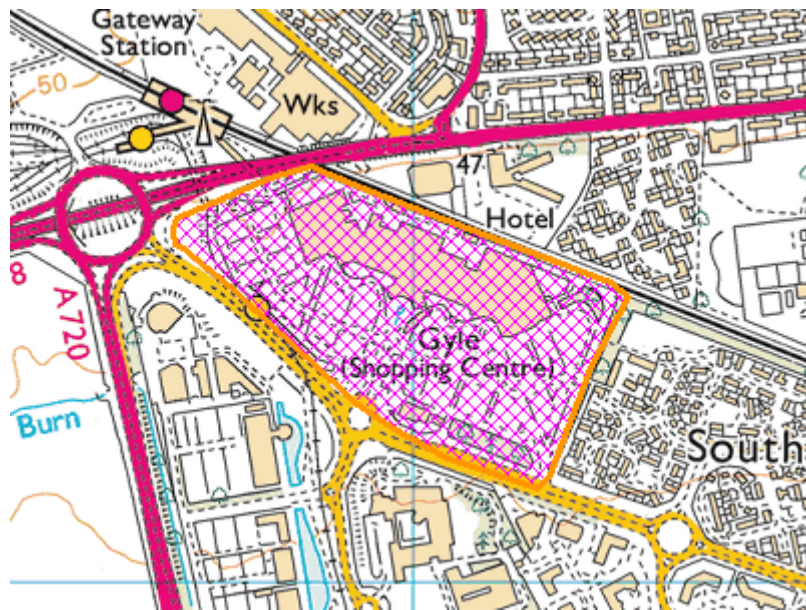
PLACE

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Location Plan



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