

Development Management Sub Committee

Wednesday 21 February 2018

Report for forthcoming application by

**Mactaggart And Mickel Commercial Development Ltd. for
Proposal of Application Notice**

17/06066/PAN

**At 181,183,185,187,189,191,193-195, St John's Road,
Edinburgh**

**Mixed use development incorporating residential
development (Class 9 and sui generis flats) together with
commercial space (including Class 1, 2 and 3) and hot food
takeaway (sui generis), car parking and associated works.**

Item number	9.2
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for mixed use development comprising residential development (class 9 or sui generis flats) together with commercial space (including Class 1, 2 and 3), car parking and associated works at St John's Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 20 December 2017 (17/06066/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 is 0.56 hectares and is located on the south side of St John's Road, east of the junction with Manse Road. It currently accommodates a two storey flat roof shop at the eastern most end before dropping down to a single storey flat roof parade of seven shops. It includes the former Woolworths and a hot food takeaway. The retail units provide an active frontage onto St John's Road. A service yard, accessed from Manse Road, is located to the rear and enclosed by a high stone wall. Two mature trees, Oak and Corsican Pine, flank the access to the service yard and car park. A mature sycamore is located in the service yard and an early mature Silver Birch is positioned on the corner of Manse Road and St John's Road.

The site is located in the Corstorphine Town Centre. The surrounding area is mixed use with a strong commercial presence on St John's Road and a residential character on Manse Road. The south side of St John's Road is characterised by three storey tenement blocks with ground floor shops. Manse Road is characterised by stone built terraced houses and semi-detached cottages ranging from one-and-a-half storeys to two storeys in height. Manse Road is a one-way street where vehicles travel north onto St John's Road.

The site is bound by the Manse and its curtilage to the south. The Manse is a large detached dwelling set in a generous garden with mature trees.

This application site is located within the Corstorphine Conservation Area.

2.2 Site History

6 July 2015 - demolition of existing shopping parade and erection of food retail development including ancillary cafe at ground floor level, parking, infrastructure and landscaping. (application reference: 15/02898/FUL) - refused.

6 July 2015 - application for conservation area consent received for the demolition of the existing shopping parade (application reference: 15/03169/CON) - refused.

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for a mixed use development comprising residential development (class 9 or sui generis flats) together with commercial space (including Class 1, 2 and 3), car parking and associated 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 site is located within Corstorphine Town Centre, as defined by the Edinburgh Local Development Plan (LDP). The site forms part of the frontage known as 181-195 St John's Road, as identified in the Corstorphine Town Centre Supplementary Guidance.

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 and Edinburgh Design Guidance.

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 Council's parking standards, LDP 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 application will need to be screened for an Environmental Impact Assessment (EIA) including the cumulative impact of the proposals. In order to support the application, the applicant will likely be required to submit the following documents:

- Planning Statement;
- Design and Access Statement;
- Daylighting, Sunlight and Privacy Analysis;
- Pre-Application Consultation Report;
- Site Investigation Report;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- 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

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

Three public exhibitions have taken place at McDonald's Restaurant, Glasgow Road on 29 January 2018 12pm to 7pm, on 30 January 2018 10.30am to 12.30pm and on 1 February 12pm to 4pm.

Corstorphine Community Council, Western Edinburgh Neighbourhood Partnership and the four ward Councillors have been notified 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](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

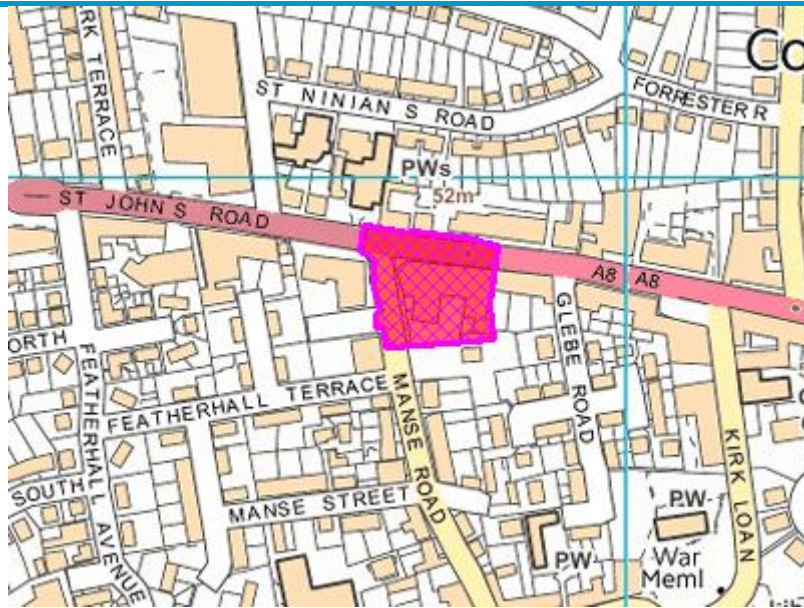
PLACE

The City of Edinburgh Council

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Location Plan



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