

Development Management Sub Committee

Wednesday 25 April 2018

Report for forthcoming application by

Parabola Edinburgh Ltd. for Proposal of Application Notice

18/01012/PAN

**At Land Adjacent To, Lochside Way, Edinburgh
Application for PPP proposing the development of the southern phase of Edinburgh Park to comprise a mix of uses including offices (Class 4), residential (Class 9 houses & Sui Generis flats), creche (Class 10) leisure (Class 11), hotel (Class 7), ancillary Class 1, 2 and 3, energy centre, car parking, landscaping and associated works.**

Item number	4.15
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 planning permission in principle for the development of the southern phase of Edinburgh Park on land adjacent to Lochside Way, Edinburgh. The mix of uses proposed includes office, housing, crèche, leisure, hotel, ancillary Classes 1, 2 and 3, energy centre, car parking, landscaping and associated works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a proposal of application notice (application reference: 18/01012/PAN) on 5 March 2018.

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 comprises approximately 17 hectares of land between Edinburgh Park North and Edinburgh Park Rail Station on the south. The City Bypass lies directly to the west, with East of Milburn and a poultry farm beyond. The South Gyle Business Park is to the east. There is an electricity substation adjacent to the east boundary of the site. The Edinburgh tram line runs through the site on a north/ south axis. The partly culverted Gogar Burn flows through the site from west to north. Apart from a hotel in the south east, the site is vacant.

Edinburgh Park is located in West Edinburgh, approximately four miles from the City Centre and two miles from Edinburgh Airport.

2.2 Site History

11 April 2003 - planning permission granted by Scottish Ministers for the Southern Phase of Edinburgh Park to develop offices and other business use, hotel and supporting facilities with associated road works and car parking (application reference: 99/02295/OUT).

12 October 2009 - application granted under section 42 of the Town and Country Planning (Scotland) Act 1997 ('section 42') to vary the terms of condition 1 of planning permission 99/02295/OUT by extending the time period by 10 years (application reference: 09/00430/FUL).

A series of applications were submitted and approved between 2003 and 2011 but are not relevant to the current proposals.

11 August 2016 - planning permission granted for erection of five storey extension adjacent to the existing hotel to provide 80 additional bedrooms, A/C compound, single storey extension to restaurant and associated reconfiguration and extension of car park and external landscaping (application reference: 16/02265/FUL).

17 March 2017 - application submitted under section 42 to vary the terms of planning permission 09/00430/FUL, to permit office development up to 102,190sqm gross and hotel development up to 6,479sqm gross (as amended) (application reference: 17/01210/FUL). Planning is considering the application.

20 September 2017 - application submitted for approval of matters specified in condition 5 of planning permission 09/00430/FUL (application reference: 17/04341/AMC). Planning is considering the application.

22 September 2017 - application submitted for planning permission for new and upgraded road and infrastructure works with associated landscaping in Edinburgh Park Southern Phase (application reference: 17/04391/FUL). Relates to approximately 1.7 hectares in the north of Edinburgh Park Southern Phase. Planning is considering the application.

Neighbouring site to west (East of Milburn)

18 April 2016 - application approved for planning permission in principle for proposed residential development, local centre (including Class 1, Class 2 and Class 3 uses), community facilities (including primary school and open space), green network, transport links, infrastructure, ancillary development and demolition of buildings (application reference: 15/04318/PPP). This application was called in by the Scottish Ministers on 25 July 2016 for determination. The Department of Planning and Environmental Appeals is currently considering the application.

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for development of the southern phase of Edinburgh Park to comprise a mix of uses including offices (Class 4), residential (Class 9 houses and Sui Generis flats), crèche (Class 10), leisure (Class 11), hotel (Class 7), ancillary Classes 1, 2 and 3, energy centre, car parking, landscaping and associated works. No details have been submitted with the PAN.

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 within Area EPI in the Edinburgh Local Development Plan (LDP). It provides that this part of Edinburgh Park/South Gyle should include residential use along with business and ancillary uses. Due consideration of constraints will need to inform use.

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

Regard must be given to the design policies in the LDP and the Edinburgh Design Guidance. Specific LDP principles for Area EP1 apply. Apart from use, they include requirements relating to layout, green space and pedestrian and cycle links.

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

The proposal should have regard to transport policies of the LDP and the Edinburgh Design Guidance. Consideration should be given to the impact on traffic flows, access to public transport, and sustainable travel.

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. Potential effects on air quality, ecology, protected species, landscape and the water environment will need to be assessed and addressed. The de-culverting of the Gogar Burn should be considered.

The application will need to be screened under the Environmental Impact Assessment Regulations 2017, to assess whether or not an EIA Report is required.

In order to support the application, it is likely that the following documents will be submitted:

- Air Quality Impact Assessment;
- Archaeology report;
- Flood Risk Assessment and Surface Water Management Plan;
- Habitat and Protected Species Survey;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Pre- application consultation report;
- Planning Statement;
- Sustainability Statement;
- Transport 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

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 have taken place.

8.2 Publicity summary of representations and Community Council comments

The proposal of application notice outlined a public exhibition. This is scheduled for Thursday 10 May 2018 between 12 noon and 8 pm at Novotel Edinburgh Park, 15 Lochside Avenue, Edinburgh. The applicant also proposes holding a public drop-in event at Gylemuir Primary School, 10 Wester Broom Place, Edinburgh, on a date and at a time to be confirmed.

The applicant proposes additional community engagement and publicity including:

- Information cards for event attendees, relevant local groups and organisations;
- Promotion through Community Council social media;
- Flyers/posters to local groups and in community and public areas;
- Feature in local newspaper; and
- Online feedback survey.

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

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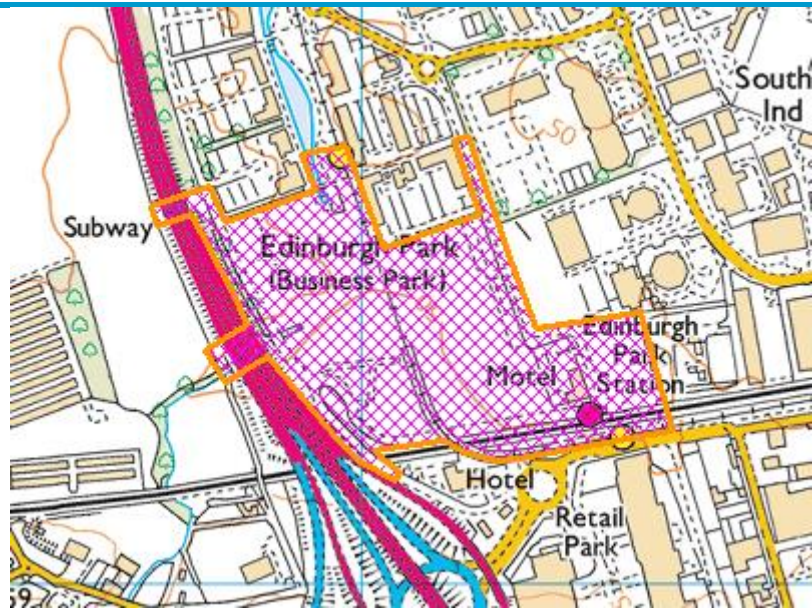
PLACE

The City of Edinburgh Council

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Location Plan



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