

# Development Management Sub Committee

**Wednesday 21 November 2018**

**Report for forthcoming application by**

**Jurys Hotel And Management UK Ltd. for Proposal of  
Application Notice**

**18/09351/PAN**

**At Site 37 Metres South Of 43-59, Jeffrey Street, Edinburgh  
A mixed development featuring a new hotel, an extension  
to the existing hotel, two residential blocks, and retail units.  
Creation of new public space with connections to the High  
Street and Jeffrey Street via existing closes and newly  
created links.**

<b>Item number</b>	4.2
<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 A mixed development featuring a new hotel, an extension to the existing hotel, two residential blocks, and retail units. Creation of new public space with connections to the High Street and Jeffrey Street via existing closes and newly created links.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 18/09351/PAN on 25 October 2018.

## 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 is located in the Edinburgh World Heritage Site on vacant land between Jeffrey Street and the Royal Mile bound in an East to West direction by North Grey's and Chalmers Closes. It is in close proximity to several listed buildings and structures.

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

### 2.2 Site History

24 August 2007 - An application for full planning permission was granted for flatted residential development, hotel bedroom extension and mixed commercial use as amended at former tannery site, 55-61 Jeffrey Street, application reference 02/03306/FUL.

04 June 2008 - An amendment to consent 02/03306/FUL was granted to provide 126 bedrooms extension to existing hotel in place of approved 66 bed extension, deletion of 34 flats and car parking and design detailing changes to elevational treatments of entire new build development, application reference 07/03931/FUL.

17 January 2014- Permission granted for the erection of 101 bed student residences with ground floor management suite and ground floor retail unit, application reference 10/02401/FUL.

## Main report

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### 3.1 Description Of The Proposal

Full planning permission will be sought for a development comprising New Hotel, Extension to existing hotel, 2 x Residential Blocks, Retail Units and creation of a new public space with connections to the High Street and Jeffrey Street via existing closes plus new links.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**a) the development would be acceptable in principle having regard to the development plan;**

The site is designated as urban area in the Local Development Plan.

The principle of extending the hotel and introducing residential units and retail is supported, subject to compliance with relevant policies in the Local Development Plan.

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

The application will be for full planning permission. A Design and Access statement will be required to accompany the application.

**c) impact on the Edinburgh World Heritage Site, Old Town Conservation Area and setting of adjacent Listed Buildings;**

The application is a major development and thus will require to be screened for an EIA considering impact on cultural landscape. The forthcoming application should be sensitive to the historic environment and thus the application will also require to be supported by a Landscape and Visual Impact Assessment and a Heritage Statement to demonstrate how the proposal will integrate in to the historic landscape and protect important views.

**d) access arrangements are acceptable in terms of road safety, public transport accessibility, inclusive access and servicing;**

The proposal should have regard to transport policy of the Local Development Plan and Designing Streets. Consideration should be given to the impact of servicing upon existing and proposed uses. Inclusive accessibility and access to public transport should be demonstrated in the application. A Transport statement will be required to support the application.

The application proposals will be required to comply with the requirements of the Developer Contributions and Infrastructure Delivery August 2018.

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

The application should be supported with sufficient information to demonstrate that the site is capable of being developed without having a detrimental impact upon the environment. In order to support the application the following supporting documents should be submitted:

- Pre-application consultation report;
- Planning Statement;
- Design and Access Statement;
- Heritage Impact Assessment;
- Transport Statement;
- Landscape and visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Air quality Impact;
- Noise Impact Assessment;
- Tree Survey and Constraints Plan to S 5837:2012; and

- Phase 1 Habitat and Protected Species Survey (including Bats).

### **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**

The Community Engagement will form part of the pre-application process and is required to be undertaken by the applicant. A summary of this consultation with the community will be submitted with the application via a Pre-Application Consultation (PAC) report.

The PAN identifies notification of the Old Town Community Council and City Centre Neighbourhood Partnership. The applicant has also notified Ruth Davidson MSP and Tommy Sheppard MP.

The PAN identifies a drop in event to be held at Hilton Edinburgh Carlton Hotel 19 North Bridge on 27 November 2018 between 18:00 and 21:00. This will be advertised in the Edinburgh Evening News on 13 November 2018.

The application was presented to the Edinburgh Urban Design Panel on 31 October 2018.

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

No representations have been received.

## **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](#)

### **David R. Leslie**

Chief Planning Officer

PLACE

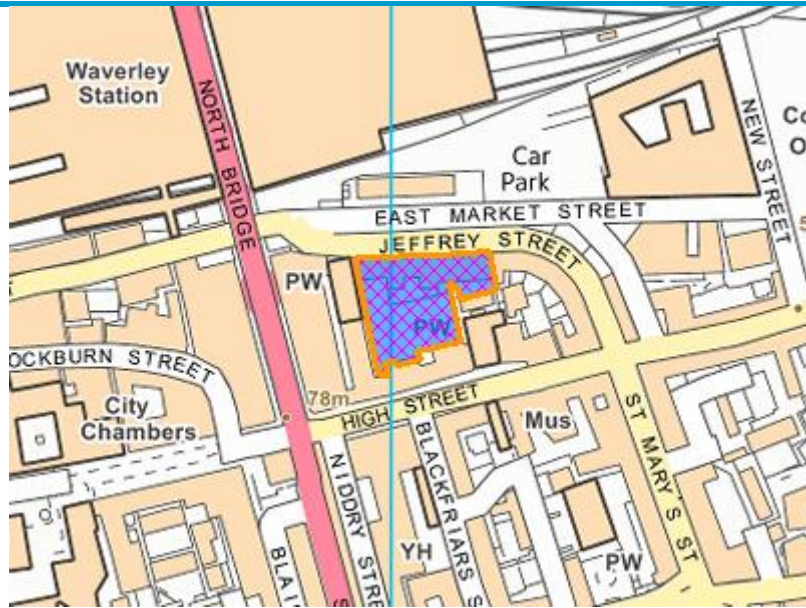
The City of Edinburgh Council

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## Location Plan

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