

Development Management Sub Committee

Wednesday 23 January 2019

Report for forthcoming application by

S Harrison Developments Ltd. for Proposal of Application Notice

18/09808/PAN

**At 543 Gorgie Road, Edinburgh,
Erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure.**

Item number	4.1
Report number	
Wards	B09 - Fountainbridge/Craiglockhart

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for the 'erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure'.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 12 November 2018 (reference: 18/09808/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 within the Gorgie/Chesser area of the Edinburgh approximately five kilometres west of the City Centre. Gorgie Road itself forms a main arterial route with the site lying on the southern side just beyond its junction with Chesser Avenue. The site, which is previously developed and now vacant, covers approximately 0.5 hectares and is a former yard/commercial premises.

The surrounding area is mixed use in nature with the site being immediately west of the Category B listed Stenhouse-Saughton Parish Church and garden spaces for adjacent residential properties. The site is bounded to the west by the Water of Leith, beyond which lies ELS House comprising a five storey, flat roofed, brick built office on a sloping site where the ground floor is used as a car showroom. An existing single storey building currently used as a gym is located along Gorgie Road at a section of the north of the site's north boundary, and a four storey residential development lies opposite to the northern side of Gorgie Road. The south of the site is bounded by residential properties at Chesser Grove.

2.2 Site History

18 July 2018 - application withdrawn for 'Demolition of Existing Buildings and Erection of 23 residential properties, with Associated Access Roads, Landscaping and Boundary Treatments (as amended)' (reference: 17/00392/FUL).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for the 'erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure'.

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 as shown on the Local Development Plan (LDP) map. The site must be assessed against all relevant policies within the LDP including policies Hou1 Housing Development and Hou 8 Student Accommodation. The site's former use for employment means policy Emp 9 must also be considered. Supplementary planning guidance, such as the Student Housing Guidance and the Edinburgh Design Guidance will also need to be considered by the applicant.

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 proposal will be assessed against relevant design policies in the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). The applicant should clearly demonstrate how the proposal's design has considered the Council's policies and guidance. A design and access statement will be required to support the major planning application in addition to daylight, overshadowing and privacy information for the proposal's future residents and neighbouring properties.

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

Requirements set out in the Council's Student Housing Guidance relating to location for student accommodation and LDP transport policies will apply to the proposal. It is expected that the applicant will provide transport information to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision. Information relating to the site layout including any streets or paths, and the potential for road or pedestrian connections from the site to neighbouring streets should be included with the planning application.

d) There are any other environmental 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 documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Arboricultural impact assessment;
- Ground investigation information;
- Waste management information;
- Protected species information/extended phase 1 survey;
- Ground investigations/Site investigations - site's former industrial use;
- Flooding risk and drainage information; and
- Noise/air quality information.

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

The applicant's Proposal of Application Notice noted that a public exhibition will be held at Gorgie Dalry Stenhouse Church of Scotland, 537 Gorgie Road on 9 January 2019 from 14.00 - 20.00. A public notice will be placed in the Edinburgh Evening News at least seven days prior to the event and the applicant intends to advertise the event locally by using posters in public buildings.

The applicant has confirmed that Hutchison Chesser Community Council and local councillors received a copy of the Proposal of Application Notice on 9 November 2018.

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](#)

